

APPENDIX D: CULTURAL RESOURCES

HISTORIC BUILDING EVALUATION: 401 W. PUEBLO STREET

HISTORIC STRUCTURES REPORT FOR THE COTTAGE HOSPITAL MASTER PLAN

LETTER ADDENDUM TO “HISTORIC STRUCTURES REPORT FOR THE COTTAGE HOSPITAL MASTER PLAN”

320 W. PUEBLO/COTTAGE HOSPITAL HISTORIC STRUCTURES REPORT

PEER REVIEW OF CULTURAL RESOURCES REPORTS

ARCHITECTURAL EVALUATION

**Medical Office Building
401 West Pueblo Street
Santa Barbara, California**

A report prepared for
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by



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as part of the
Santa Barbara Cottage Hospital
Seismic Retrofit and Modernization Project

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INTRODUCTION

The subject property, a medical office building located at 401 West Pueblo Street in Santa Barbara, California, is not currently listed in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), or as a California Historical Landmark or Point of Interest. It is not presently listed as either a Santa Barbara City Landmark or Structure of Merit, nor is it included on the City Landmarks Commission's Potential List ("Historic Structures Report," p. 20).

The 2003 San Buenaventura Research Associates (SBRA) report, the 2003 Preservation Planning Associates (PPA) letter addendum, and this present report were prepared to assist the City of Santa Barbara with California Environmental Quality Act (CEQA) compliance regarding the proposed demolition of buildings on the Cottage Hospital grounds as part of the proposed Cottage Hospital Seismic Retrofit and Modernization Plan.

The SBRA report reviewed the subject property using NRHP, CRHR, and Santa Barbara City Landmark and Structure of Merit criteria. The report concluded that the medical office building located at 401 West Pueblo Street, constructed in 1954-55, did not appear eligible for listing in either the NRHP or the CRHR. The medical building was described as "an uncommon and well-executed example of the idiom of Frank Lloyd Wright as designed by another architect ("Historical Structures Report," p. 20), but a key issue in the SBRA report's findings was the fact that the subject property was not yet fifty years old, and that a case could not be made for the building's being "exceptional." The report concluded, however, that the property appeared eligible for designation as a City of Santa Barbara Structure of Merit under the following criteria (City of Santa Barbara Master Environmental Assessment [MEA]):

- 3d. *Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;*
- 3e. *Its exemplification of the best remaining architectural type in a neighborhood;*
- 3f. *Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation; and*
- 3g. *Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.*

The report's authors noted that the property "is one of the few examples of buildings in Santa Barbara to be clearly inspired by the work of Frank Lloyd Wright. It is also a very

good and unaltered example of the work of the productive Santa Barbara architectural firm of Howell and Arendt (“Historic Structures Report,” p. 20, based on the City of Santa Barbara October 2003 Initial Study). Because SBRA concluded that the subject property constituted a historic resource for purposes of CEQA, they determined that the proposed demolition of the medical office building would be a Class I impact. The report proposed two mitigation measures: (1) making the building available for relocation to a new, historically suitable site, and (2) documenting the building with photographs and measured drawings prior to relocation. Because the act of offering the building for relocation would not guarantee that the building would, in fact, be relocated to a suitable new site, the SBRA report concluded that “the residual impact of the proposed demolition of the building at 401 West Pueblo Street should be regarded as significant after mitigation (“Historic Structures Report,” p. 23).

The PPA letter addendum analyzed the subject property using criteria 5 through 8 of the MEA *Guidelines*:

5. *Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history;*
6. *Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district;*
7. *Any structure, site or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research; and*
8. *Any structure, site, or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City’s determination is based on substantial evidence in light of the whole record.*

The PPA letter addendum concluded that the office building at 401 West Pueblo Street did not meet any of these four criteria. Though not specifically stating that the subject parcel was being evaluated as a building that had already achieved fifty years of age, this conclusion is implied in the fact that the PPA letter did not list 401 West Pueblo Street along with eight other Cottage Hospital properties deemed ineligible for listing in the NRHP, the CRHR, or as a Santa Barbara City Landmark or Structure of Merit “because they are not fifty years old” (PPA letter addendum, p. 5). The addendum also concludes that the subject property, though not eligible for either the NRHP or the CRHP, “is eligible for designation as a City of Santa Barbara Structure of Merit” (PPA letter addendum, p. 6). The PPA report does not specify the criteria under which the subject parcel is eligible as a Structure of Merit. The PPA addendum goes on to discuss whether

the mitigation measures proposed in the SBRA report can reduce impacts to the subject property to a less than significant level. The PPA report concludes that 401 West Pueblo Street is significant as a Structure of Merit, and that the proposed mitigation measure *1b* (*i.e.*, professional photo documentation and measured drawings) would be sufficient to reduce the potentially significant impact to a less than significant level.

FINDINGS AND CONCLUSIONS

The present report attempts to resolve the issues of eligibility and appropriate mitigation for 401 West Pueblo Street. An extended site visit was made to the subject property and general Cottage Hospital neighborhood on July 20, 2004, and additional fieldwork and archival research were conducted on July 20, 21, and 26, 2004.

The SBRA report ("Historic Structures Report," p. 21) proposed eligibility as a Structure of Merit under Criteria *3d*, *3e*, *3f*, and *3g* of the City's MEA (p. 52). The PPA letter addendum proposed eligibility as a Structure of Merit without specifying any criteria. Under the circumstances, it is best to address each of the criteria (MEA 3, a-k) under which a property may be designated as a Santa Barbara City Landmark or Structure of Merit (SBMC §22.22.040; Ord. 3900¶1, 1977):

- *3a. Its character, interest, or value as a significant part of the heritage of the City, the State or the Nation*

Comment: The presence of a few buildings inspired by Frank Lloyd Wright or incorporating Wrightian design elements is a logical byproduct of Wright's long and influential career, but Wright's influence cannot be said to have played a significant role in the city's heritage. As the product of the Santa Barbara-based architectural firm Howell and Arendt, the Wrightian medical office building has not notably influenced the heritage of the city, state, or nation. The property at 401 West Pueblo is not eligible as a significant historical resource under Criterion *3a*.

- *3b. Its location as a site of a significant historical event*

Comment: Just as the property at 401 West Pueblo Street is not eligible for the NRHP under Criterion A or for the CRHP under Criterion 1, it is likewise ineligible as a significant historical resource under Santa Barbara City Criterion *3b*.

- *3c. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation*

Comment: Just as the property at 401 West Pueblo Street is not eligible for the NRHP under Criterion B or for the CRHP under Criterion 2, it is likewise ineligible as a significant historical resource under Santa Barbara City criterion 3c.

- *3d. Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation*

Comment: The design of the property at 401 West Pueblo Street is based on Frank Lloyd Wright's Usonian style -- a broad and visionary scheme incorporating both architectural and social policy aspects. Usonian architecture made its first appearance in the 1930s and attracted a large following. Usonian design principles focused on natural building materials, economical construction, energy efficiency, flowing interior spaces, and high quality craftsmanship. Among the specific design elements associated with the style (originally conceived for residences, rather than commercial buildings) were: asymmetrical massing with a pronounced emphasis on horizontality; flat or shallow pitch rooflines; overhanging and canted eaves; battered walls and the use of horizontal lap siding; balconies; ribbon windows or large expanses of glass; sunscreens; understated geometric ornamentation; and an earth tone palette. Although Usonian style was not an influential architectural style in Santa Barbara, it was important at both the state and national level. The medical office building is therefore a significant historical resource under Criterion 3d.

3e. Its exemplification of the best remaining architectural type in a neighborhood

Comment: Examples of Usonian style buildings by Howell and Arendt (and those specifically by Arendt) are extant at scattered locations throughout Santa Barbara. Among them is Arendt's own former residence at 1924 East Las Tunas Road, which features the extensive use of brick, an elongated rectangular plan, and dentil ornaments on the deep boxed eaves -- features also seen at 401 West Pueblo Street. The use of Roman brick laid in stack bond to form both vertical and horizontal elements is also seen at Arendt's Armory Building, now the United States Army Reserve building at 3227 State Street. Another Arendt-designed complex of buildings, Washington School at 390 Lighthouse Road, combines brick wainscoting, brick piers, and the same flat composition roof tiles and painted steel window sunscreens seen at 401 West Pueblo Street.

The property at 401 West Pueblo Street is, however, unique in the immediate vicinity of Cottage Hospital. As the sole example of a Frank Lloyd Wright-inspired Usonian style building, the resource is eligible as a Santa Barbara Structure of Merit under Criterion 3e.

- *3f. Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, State or the Nation*

Comment: The architectural firm of Howell and Arendt is documented as having designed at least the following buildings: 1946, Mason Apartments; 1950, Jordano's Supermarket, 2973 State Street (demolished and replaced by Long's); 1950, Washington School, 390 Lighthouse Road; 1950, Office and stores, 1100-1108 State Street; 1953, Addition to Hayes House, Montecito, originally designed by Mary Craig; 1953, Remodel of Optical Company office, 1423 State Street; 1953, Santa Barbara County Office Building, 118 East Figueroa Street; 1954, Addition to downtown Santa Barbara retail shop and office building; 1955, Apartment building, 123 E. Micheltorena Street; 1955, Horace F. Pierce Medical Building (Cottage Hospital MRI Building, the subject property); 1955?, United States Armory (now the United States Army Reserve Center), 3227 State Street; 1956?,

Although the architectural firm of Howell and Arendt (and Wallace W. Arendt as an individual architect) produced numerous buildings in Santa Barbara, there is no documentation to support the idea that their work was influential or significant in shaping the architectural heritage of Santa Barbara, much less of California or the nation. The property at 401 West Pueblo Street is not eligible under criterion 3f.

- 3g. *Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship*

Comment: Although Arendt's Wright-inspired design for 401 West Pueblo Street incorporates many of the structural elements associated with the Usonian style, it is not a particularly successful design. It is constrained in part by the large parking lot, made necessary by the building's commercial purpose, and in part by the small lot size that makes the building seem backed into a corner. Neither of the building's two entrances is clearly demarcated. From West Pueblo Street, the entrance near the corner is screened by plantings, and the sidewalk slopes down to a recessed doorway obscured in shadows cast by the overhanging second story. The entrance accessed from the parking lot is also recessed in the shadows and difficult to detect; it appears to be more of a rear door for employees than a public entryway, and one is tempted to climb the stairway instead. In the lobby area, interior spaces are cramped and fragmented. The building's materials are commonplace (not in itself incompatible with the Usonian design philosophy), but they do not relate to the surrounding landscape, nor are they employed in innovative or striking ways. The workmanship is competent, but not masterful. Decorative details such as the dentils and the repeated stepped motif are superficially applied rather than integral to the fabric of the building. The design of the medical office is not realized successfully enough for it to be significant for its architectural merits, and it is not eligible as a significant historical resource under Criterion 3g.

- 3h. *Its relationship to any other landmark if its preservation is essential to the integrity of that landmark*

Comment: This criterion is not applicable to 401 West Pueblo Street.

- *3i. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood*

Comment: The property at 401 West Pueblo Street is one of many medical offices in the immediate vicinity of the main Cottage Hospital complexes. The topography in the Cottage Hospital area is generally level or gently sloping. The streetscapes of this older neighborhood are primarily characterized by a mixture of one-story, small-scale residences; two-story apartment buildings; multi-story medical buildings; street-level parking lots; and an abundance of mature trees and other vegetation. Although the subject property is located at an intersection, it does not dominate the landscape or call an unusual amount of attention to itself, and is therefore ineligible under criterion *3i*.

- *3j. Its potential of yielding significant information of archaeological interest*

Comment: This criterion is not applicable to 401 West Pueblo Street.

- *3k. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation*

Comment: This criterion is not applicable to 401 West Pueblo Street.

FINDINGS AND CONCLUSIONS

The medical office building at 401 West Pueblo Street is eligible as a Santa Barbara Structure of Merit under the City of Santa Barbara Master Environmental Assessment Guidelines Criteria *3d* and *3e*. As such, the resource constitutes a historic resource for the purposes of CEQA, and the proposed demolition of this resource would accordingly constitute a significant effect.

CEQA Guidelines §15126.4(b)(2) state that, “In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.” In other circumstances, however, appropriate mitigation is deemed sufficient. Although the City of Santa Barbara’s Guidelines state that “*in situ* preservation is the preferred manner of avoiding damage to significant historic resources,” it also offers alternative mitigation measures “when *in-situ* preservation or incorporation of historic structures or sites is not

feasible and/or desirable.”¹ The City Guidelines note particularly that the type of historic resource and the degree of its importance are also factors in determining appropriate mitigation measures.

The resource at 401 West Pueblo Street is eligible only at the level of significance of a City of Santa Barbara Structure of Merit, and only under two of eleven possible criteria. Because the resource lacks local significance as an influential architectural type, lacks the design execution necessary for significance for its architectural merits, and lacks associations with significant persons and events, its eligibility solely under Criteria *3d* and *3e* does not warrant the kinds of heroic mitigation measures (relocation and rehabilitation) that might be appropriate for a National Register eligible building. It is my professional opinion that (1) offering the resource for acquisition and relocation; and (2) recordation of the building according to the City of Santa Barbara Community Development Department’s “Required Documentation Prior to Demolition” standards would constitute sufficient mitigation for the loss of this resource.

VISUAL ASSESSMENT

The present report also assesses potential visual effects of the proposed Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan to the surrounding neighborhood. An extended site visit was made to the Cottage Hospital neighborhood on 20 July 2004. Visual simulations of the proposed hospital complex, prepared by Font Design, Inc. were used along with project plans and elevations to determine the potential for effects:

Visual Simulation No. 1: The intersection of Oak Park and Pueblo streets is characterized by an “urban forest” of mature trees, hedges, and shrubs. Built resources include recently constructed two-story and three-story medical offices, and an older one-and-one-half-story residence well screened by a tall hedge. The proposed elevations appear appropriate for this location.

Visual Simulation No. 2: The intersection of Castillo and Pueblo streets is characterized by existing one-story and five-story Cottage Hospital buildings, the three-story Sansum Clinic, and the MRI Building at 401 West Pueblo Street. The proposed elevations, which include the preservation of the Moreton Bay fig tree, appear appropriate for this location.

Visual Simulation No. 3: The building proposed for the intersection of Junipero and Bath streets, although closer to the street corner, is architecturally more in keeping with the older built resources (including the Knapp Building) than are the present Cottage Hospital facilities (which include a surface parking lot and a trailer unit). Most of the adjacent resources are one-story frame or stucco medical offices (formerly residences). The proposed elevations appear appropriate for this location.

¹ City of Santa Barbara “Guidelines,” p. 65.

Visual Simulation No. 4: The building proposed for the intersection of Junipero and Oak Park streets will replace one-story cottages, but the parking lot replacement structure will be an improvement over the existing parking structure, which reveals too much of the parked automobiles. The set-back is respectful of the scale of the one-story and two-story residences and former residences along Oak Park, and the one-story former residence (now Hospice) on Junipero. Other buildings in the area include newer two-story medical offices and two-story stucco apartment buildings, some of which are executed in a minimal Spanish Colonial Style. The proposed elevations appear appropriate for this location.

Visual Simulation No. 5: The proposed Cottage Hospital domed tower will replace Cottage Hospital's existing multi-storied tile-roof buildings in the view from Los Olivos and Castillo streets. This change will be minor, in large part due to the street trees and other mature vegetation in the neighborhood. The proposed elevation appears appropriate for this location.

Visual Simulation No. 6: The built resources in the immediate vicinity of the intersection of Bath and Nogales streets include two-story and three-story medical office buildings, two-story apartment buildings, a one-story commercial building (a former residence), a surface parking lot, and the Knapp Building. Mature vegetation includes hedges and trees which should serve to screen or "soften" the proposed multi-level parking structure and avoid visual impacts to the Knapp Building. Any attempt to replicate the style of the Knapp Building should be avoided. The proposed elevation appears appropriate for this location.

Visual Simulation No. 7: The intersection of Bath and Quinto streets is characterized by numerous mature trees along the sidewalks and overhanging the streets. These trees, together with the sloping ground, do a great deal toward limiting the sight distance toward the Cottage Hospital. The two-story Spanish style building at the corner is flanked by one-story medical buildings. Modest one-story residences are located along Bath Street. The proposed elevation appears appropriate for this location.

Visual Simulation No. 8: Only a minimal glimpse of the proposed Cottage Hospital in the far distance is visible down the alleyway. The proposed elevation appears appropriate for this location.

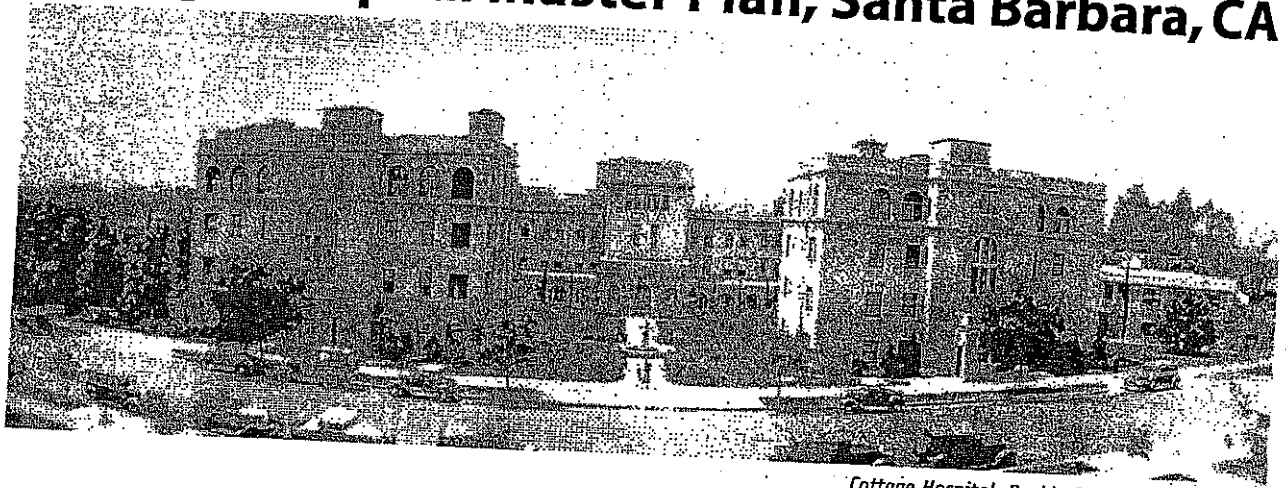
Visual Simulation No. 9: Only a minimal glimpse of the proposed hospital facility is visible. The proposed elevation appears appropriate for this location.

CONCLUSIONS

The proposed elevations represented in the visual simulations appear appropriate for their respective locations.

Historic Structures Report

Cottage Hospital Master Plan, Santa Barbara, CA



Cottage Hospital, Pueblo Street Elevation, 1934

20 January 2003

Prepared for:

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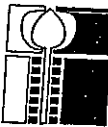
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1. Project Description

This report was prepared for the purpose of assisting the City of Santa Barbara in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the proposed demolition of buildings on the Cottage Hospital grounds. [Figure 1]

This report will assess the historical and architectural significance of this property in accordance with the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) Criteria for Evaluation and the City of Santa Barbara landmarks criteria. A determination will be made as to whether adverse environmental impacts on historic resources may occur as a consequence of the proposed project, and mitigation measures recommended, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; Mitch Stone, Preservation Planner; and Beverly Schwartzberg, Research Associate, for the Cottage Hospital in Santa Barbara, California, and is a result of a field investigation and research conducted between July and November, 2002. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

The Santa Barbara Cottage Hospital is in the process of developing a new Master Plan for their facilities. The purpose of this plan is comply with State Senate Bill 1953, which requires the seismic retrofit and/or upgrading for all critical care facilities in the State. The plan calls for the demolition of approximately 225,800 square feet of the existing main hospital building, leaving a portion of the building facing Bath Street. All structures on the adjacent block bounded on the north by Junipero Street, on the east by Castillo Street, on the south by Pueblo Street and on the west by Oak Park Lane, will be demolished as well. There will be approximately 413,000 square feet of new hospital construction with the new building spanning both blocks. Castillo Street between Pueblo and Junipero streets will be closed to accommodate the new construction. Additionally, a number of buildings on the south side of Pueblo Street between Castillo Street and Oak Park Lane will be cleared in order to accommodate a new parking structure. The construction of a second parking structure is proposed behind the Knapp Building located at 2400 Bath Street. The demolition, new construction and remodeling of the existing hospital building will be undertaken in a number of phases through the year 2011.

In total, the proposed Master Plan calls for the removal of approximately seventeen buildings. These buildings will be assessed in accordance with the City of Santa Barbara's *Guidelines for Archaeological Resources and Historic Structures and Sites*.

2. Documents Review

The following archives were visited for this project and include Santa Barbara City Planning Department, Gledhill Library, Cottage Hospital Reeves Library and Cottage Hospital facilities management department, and the Santa Barbara Library. Within these archives, the following sources were consulted: city maps (Birdseye View, etc.), Sanborn Maps, city building permits, architectural plans, city directories, City Surveys, etc.

A review of Designated Historic Resources Lists and potential Historic Resources List shows that within the project area there are three buildings on the Potential Historic Resources List. One of the buildings is the Knapp College of Nursing at 2400 Bath Street. It was determined eligible for the California Register in 1986. The two remaining buildings listed were located at 2201 and 2205 Castillo Street. A parking lot has replaced these buildings. Their date of demolition is unknown, but occurred sometime after 1986 when they were listed.

3. Site History

The original quarter block parcel for Cottage Hospital was sold in 1889 to the Hospital Committee by W.H. Woodbridge and his wife, both members of the committee, at a reduced price. The undeveloped land was located in an area of open agricultural land which spread to the north and east. The area had been

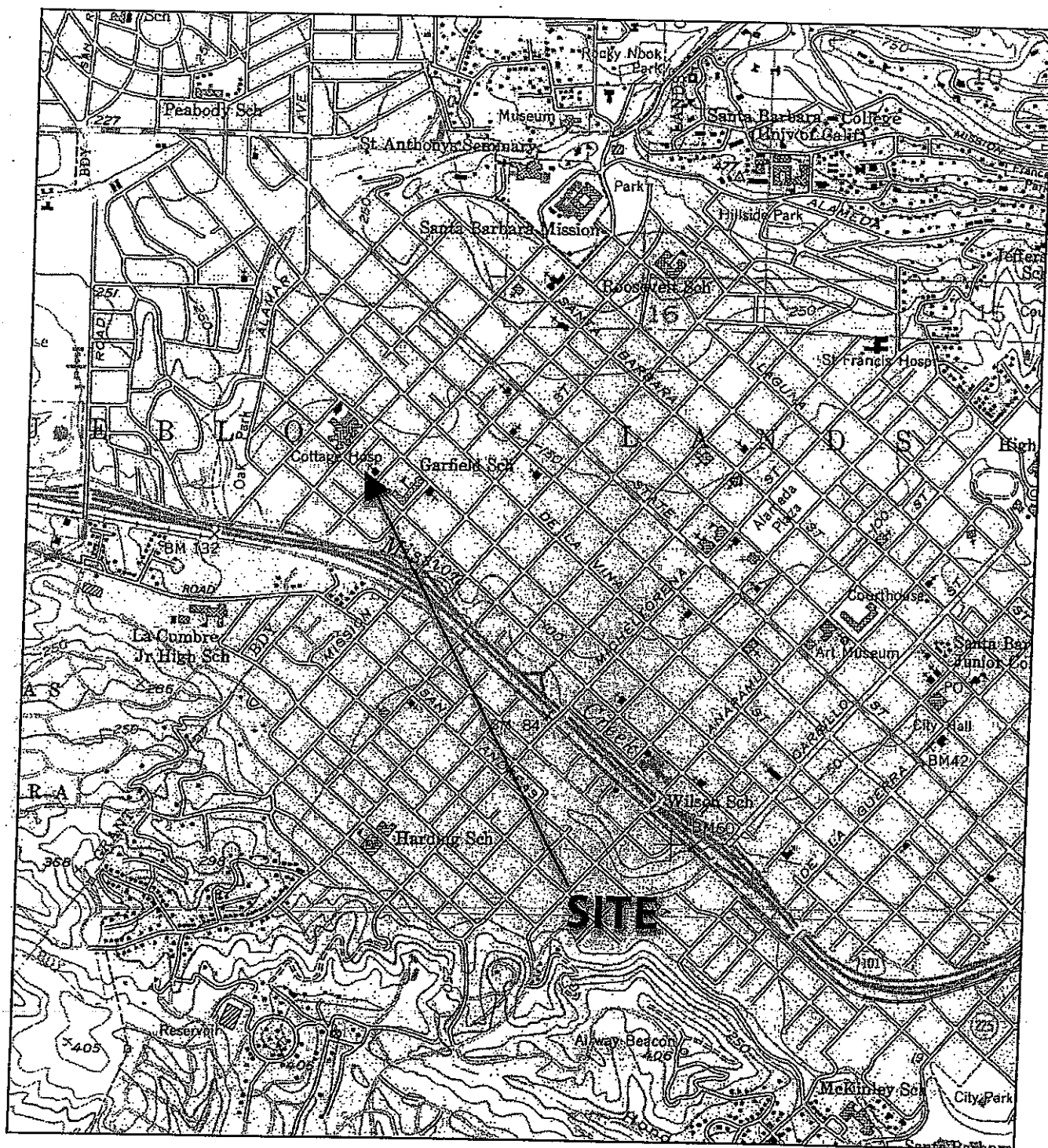


FIGURE ONE
PROJECT LOCATION

Source: USGS 7.5' Quadrangle, Santa Barbara
1952, Revised 1988

Historic Structures Report, Cottage Hospital (2)

subdivided as Block 3, Neal's Addition.

Walnut orchards covered three of the blocks surrounding the parcel (the first, bounded by De La Vina [then Hollister], Bath, Pueblo, and Junipero streets; the second bounded by De La Vina, Bath, Los Olivos, and Pueblo streets; and the third bounded by Bath, Castillo, Los Olivos, and Pueblo streets). Castillo Street was the only graded and curbed thoroughfare, and Junipero and Pueblo were "planned" streets that did not yet exist.

No gas, water, electric, or sewer lines were available in the area in the 1880s, since these utilities only went as far north as Sola Street. The hospital committee sunk a well and built a water tower before planning the hospital itself.

Electric trolley service came to the hospital area in 1896. An 1898 birdseye lithograph shows some nearby residential development, particularly in the block bordered by Castillo, Rancheria (Oak Park Lane), Pueblo, and Los Olivos streets. A few houses existed only a block away from the "hospital block" on Los Olivos, on Quinto, and on Hollister/De La Vina streets, with a larger number of houses closer to Mission Street to the south. The Cottage Hospital took ownership of the entire block by 1903.

By 1906 development encroached on the previously undeveloped area, with some homes and graded streets appearing, especially in the Oak Park neighborhood to the west and north of the hospital. To maintain a quiet hospital zone, the hospital purchased a 45-foot strip of frontage along the planned but unimproved Junipero Street between Bath and Castillo streets. Junipero Street was paved around 1908; the trolley then extended the Bath Street line to Junipero Street and west, and Castillo Street was repaved in 1909. By this time, a working-class neighborhood of modest bungalow residences was growing up around the hospital.

By 1931, the neighborhood surrounding the hospital grounds had filled in with small to medium sized bungalows built primarily between 1900 and 1930. Lots were irregular in size and quite deep in some cases resulting in two to four dwelling units per parcel. This was especially true of the entire block west of Castillo Street from the hospital grounds. Many of these houses were rentals.

By 1948 Pueblo Street, south of the hospital, had begun a transition from residential to office with the construction of the Sansum Clinic and another medical building. During the 1960s, with the demolition of the old hospital and the construction of the new highrise wings, the hospital began its expansion one block to the west. It began acquiring all the properties in this block bounded by Oak Park Lane, Castillo, West Pueblo, and Junipero streets. Eventually all the houses were removed, except for the four that remain today, in order to build the Central Services Building and the parking structure.

Gradually medical offices began replacing residences bordering the hospital on Bath, West Junipero, and Pueblo streets. Medical buildings were constructed beginning in the 1950s along West Pueblo Street between Castillo Street and Oak Park Lane. All but one of these buildings is now owned by the hospital. Cottage Hospital also acquired some of the residences north of the hospital along Bath Street above Junipero Street. These residences have been converted to medical offices.

Overall, the original hospital grounds now reflects the period of the 1960s through the present. Four bungalow residences from the 1910s and the Knapp Building from 1923-28 are the only buildings on hospital property remaining from the earlier period that are directly impacted by this project. Though considerably impinged upon by the growth of the hospital and its attendant uses, much of the surrounding neighborhood continues to reflect its original 1910-1930 working-class residential character.

4. Architectural and Social History

Cottage Hospital, Santa Barbara's first major hospital, grew out of the hard work of a committee of community women in the late 1880s. Originally planning to build a hospital comprising numerous small buildings, or "cottages," the group was forced to reconsider in light of financial limitations. Led by

Historic Structures Report, Cottage Hospital (3)

president Mary A. Ashley, widow of physician Dr. James A. Ashley, the board raised funds to build a one-building hospital, located on the then-outskirts of Santa Barbara at Junipero (Fourth) and Castillo Streets. The first hospital, a three-story, 25-bed structure, was designed by Peter Barber and completed in 1891. [Historic photo 1]

The hospital served the local community as well as newcomers who were health seekers. Women always played a key role, with Dr. Jane E. Spaulding serving as first general superintendent and resident physician beginning in 1892. The first chief surgeon, Dr. Richard John Hall, who pioneered surgical treatment for appendicitis in the U.S., made Cottage Hospital the only surgical center between San Francisco and Los Angeles and brought one of the nation's first x-ray machines to Santa Barbara.

By the early 1900s, the town began to develop out to the hospital area, the electric trolley was extended nearby, and neighborhood roads were paved. Pressure for growth led the board to approve a new concrete hospital building fronting on Pueblo Street, designed by architect E. Russell Ray and opened in 1913. The old hospital building became a nurses' home. [Historic Photo 2]

In 1917, the Potter Memorial Clinic moved to Santa Barbara, taking up residence in Cottage Hospital. It was here that Dr. Nathaniel Bowditch Potter carried out his work on metabolic research and diabetes, drawing patients from around the world, and where, in 1922, Drs. William David Sansum and Norman R. Blatherwick began to use insulin injections to treat diabetic patients. Sansum manufactured insulin (from cow pancreas) in his lab until commercial supplies became available in 1923.

In the early 1920s, the work of Sansum and his diabetes research brought many new patients, and this prosperity helped Cottage Hospital expand. By 1925, other work on the hospital and the neighborhood progressed: Junipero Street was paved, and new research and pathology laboratories were added.

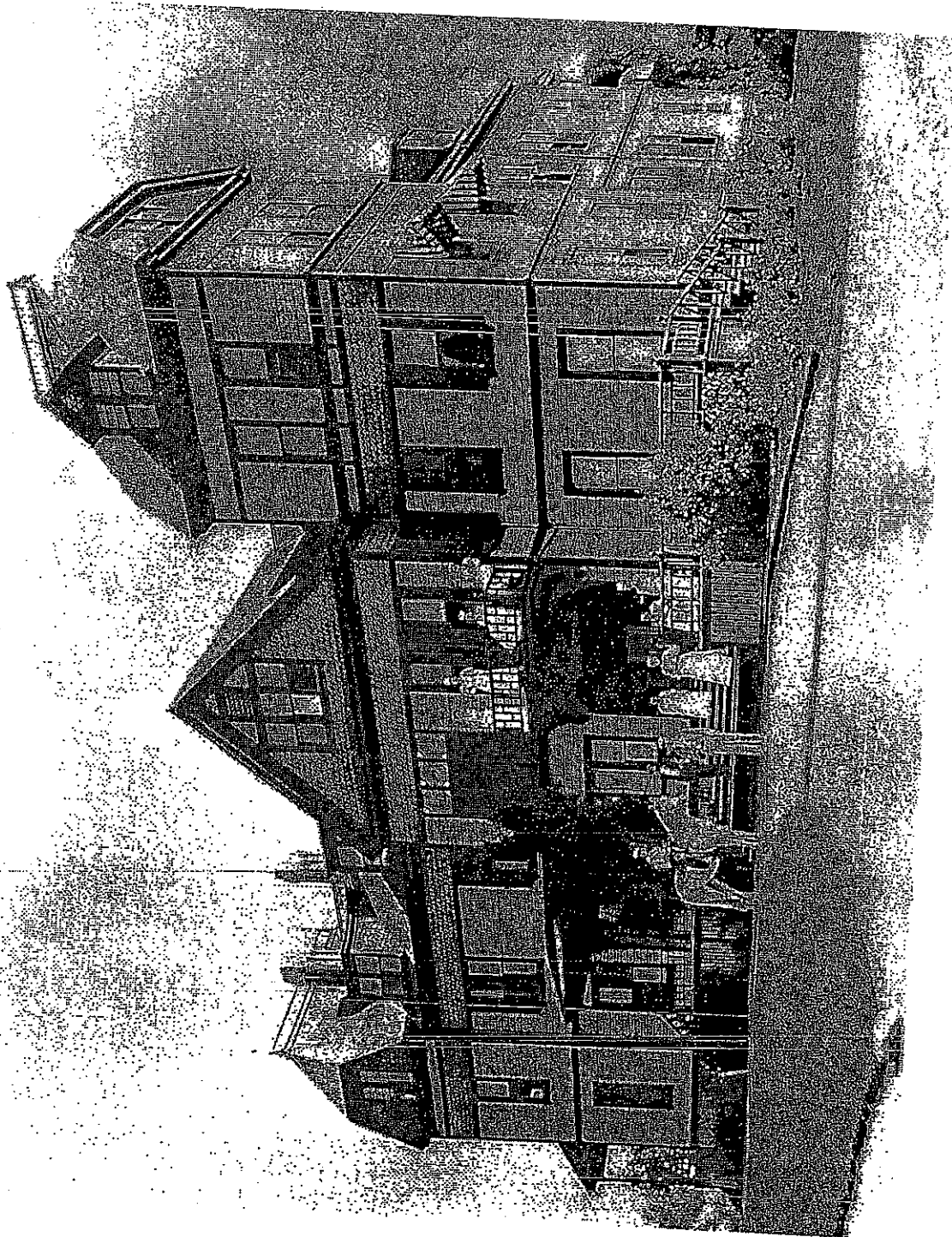
The hospital survived the 1925 earthquake with little damage, unlike St. Francis and County General Hospitals; the addition of the caseloads from those hospitals after the earthquake increased demand for Cottage's services. The four-story Southwest Wing, donated by George Owen Knapp, opened in 1927. The wing, which reached the Pueblo Street sidewalk, included 50 new patient rooms. Even this expansion did not keep up with demand.

A new Pueblo Street entrance was also added. The Knapp Hall auditorium was constructed in 1927. In 1929, Max Fleischmann donated \$500,000 to construct a new surgical wing, four stories high and 42 by 200-feet-in-dimension, and with a red tile roof. Also housed in the wing were a new maternity unit, a general patient floor, and a storage level. Also in 1929, the hospital opened a new auditorium and office building, donated by the Bissell family, fronting on Castillo Street north of the Potter Wing. [Historic Photo 3]

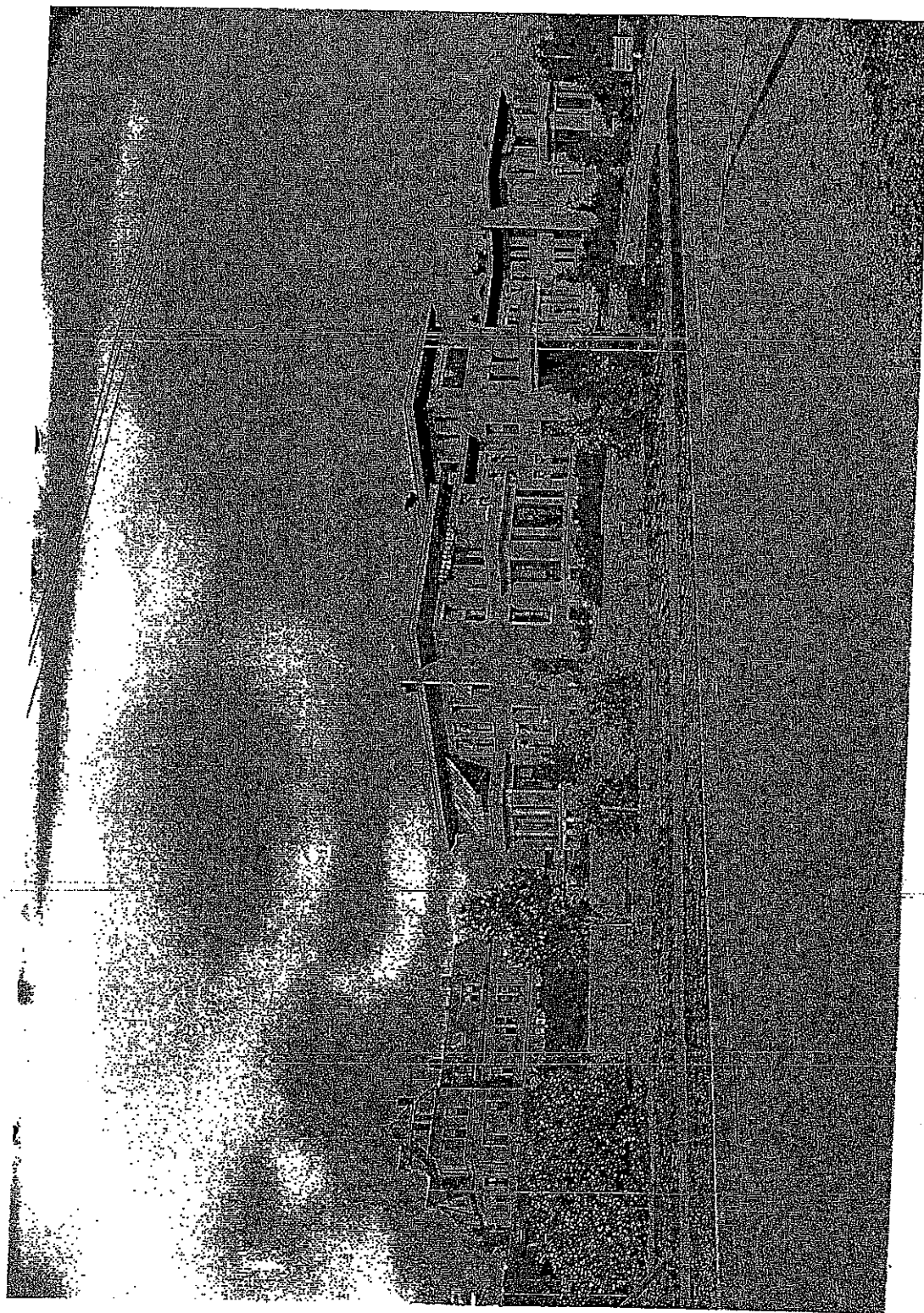
To train its own staff and stave off the perpetual nursing shortage, the hospital began training nurses in 1892 and opened the Knapp College of Nursing in 1923. Alarmed by overcrowding in the nurses' quarters housed in the original hospital building, George Owen Knapp, founder and chairman of Union Carbide, and Louise Savage Knapp donated the property at 2400 Bath Street and built the new Nurses' Hall (Knapp Building) for \$160,000. Over the course of 75 years, Knapp College graduated 984 nurses, until financial hardship forced its closure in 1968.

Pressures on the hospital grew in the post-World War II era, as the army closed its wartime facility, Hoff Hospital, and the local population grew. The new chief administrator, Rodney J. Lamb, and the board of directors, headed by Harold S. Chase, led the Diamond Jubilee Development Plan to enlarge the hospital, building a new five-story central core structure on Bath Street in 1963-64, keeping the 1928-29 Fleischmann wing and modernizing the remaining structures.

The "Potter Wing," the last remaining segment of the 1912-13 building, was demolished in 1970 and replaced by the West Wing. A new Central Wing at Castillo Street and the Southwest Wing were completed in 1973. Continued expansion and renovation included parts of an ambitious Centennial Plan,

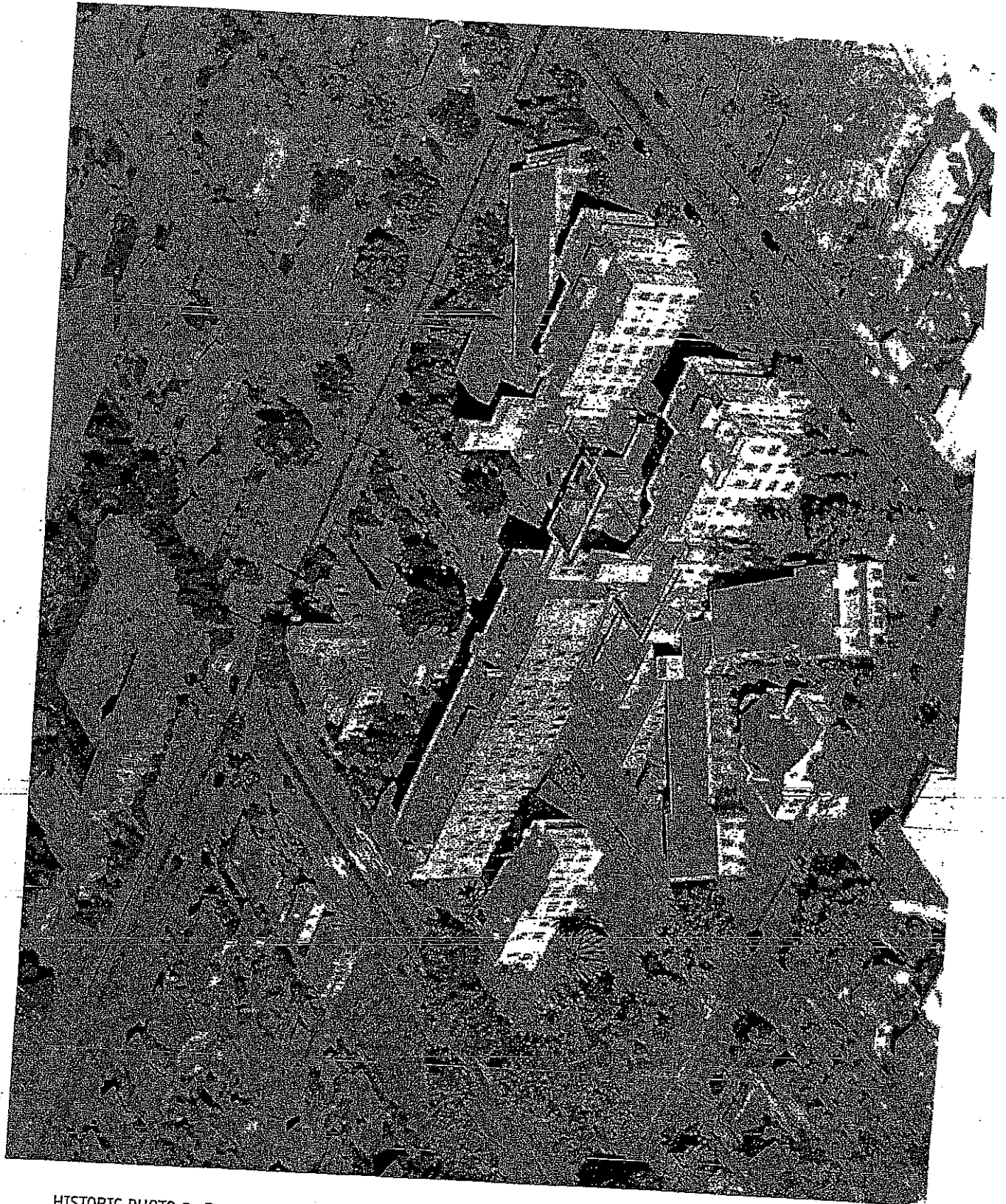


HISTORIC PHOTO 1. First Cottage Hospital building, located at the corner of Castillo and Junipero streets, during the early 1890s.
Source: Reeves Library, Cottage Hospital.



HISTORIC PHOTO 2. Second Cottage Hospital, facing Pueblo Street with original 1891 building at left, circa 1915.

Source: Reeves Library, Cottage Hospital.



HISTORIC PHOTO 3. Cottage Hospital block and environs, with the completion of the second major expansion campaign, 1929.
Source: Reeves Library, Cottage Hospital.

Historic Structures Report, Cottage Hospital (4)

unveiled in 1982 and revised by 1984, such as the building of an outpatient surgical center at Junipero and Castillo in 1989-90, a new Central Services building on Junipero Street, and parking facilities.

5. Field Inventory (Architectural Descriptions, Individual Property History and Architect)

Table 1 summarizes the properties evaluated in the Field Inventory and Significance report. reference to property numbers [Figure 2]

TABLE 1
Properties Evaluated

Prop. No.	Address	APN	Year(s) Constructed
1	2400 Bath Street	025-061-15	1923, 1928
2	2301 Castillo Street	025-101-25	1912, 1959, 1967
3	415-17-21 West Junipero Street	025-171-05	1983-84
4	425 West Junipero Street	025-101-26	1971-72, 1981, 1994
5	2322 Oak Park Lane	025-101-22	1912, 1990-91
6	2332 Oak Park Lane	025-101-24	1913
7	2336 Oak Park Lane	025-101-01	1913
8	320 West Pueblo Street	025-102-01	1929, 1965-1991
9	320 West Pueblo Street	025-102-01	1962
10	401 West Pueblo Street	025-171-39	1954-55, 1987-89
11	410-414 W. Pueblo Street	025-101-27	1986-87
12	411 West Pueblo Street	025-171-06	1984
13	417 West Pueblo Street✓	025-171-05	1962-63
14	418-422 West Pueblo Street	025-101-27	1923, 1931-48, 1980
15	419 West Pueblo Street	025-171-04	1964-65
16	427 West Pueblo Street	025-171-40	1979-80, 1985

[1] 2400 Bath Street (Knapp Building). Built in a modified u-plan, the two story building features an elaborate cast stone entrance. The intersecting low-pitched gable and shed tile roofs feature exposed rafters and beams under the eaves. The front elevation is divided into four bays. Two of the bays feature gabled wings that contain a decorative chimney with cast stone relief and plaque on the south wing and a decorative wrought iron balcony on the north wing. The plaque reads "Nurses Hall, Gift of Louise Savage Knapp." At the north end of the front elevation is a walled patio. The multi-paned wood windows are evenly spaced individually or in pairs and are multi-paned. This building was constructed for the Cottage Hospital School of Nursing in 1923 and expanded 1928, and is currently used for offices. [Photo 1-2]

The Cottage Hospital School of Nursing was begun in 1892 to address the shortage of nursing staff at the new hospital opened the prior year. The American Society of Superintendents of Training Schools for Nurses was founded in 1893. This national organization standardized the curriculum for nursing schools, leading to the establishment of nursing education programs at hospitals across the nation. The nursing school at Cottage Hospital would be one of the first of its kind in California.

During the first twenty years of its existence, nursing school students at Cottage Hospital were housed in cramped quarters on the third floor of the original frame hospital building. These circumstances were improved somewhat with the major hospital expansion of 1914, when the old building was turned over to the exclusive use of the school, the same year the school was accredited. However, these facilities were still considered to be inadequate to the needs of a growing nursing program. Overflow housing for nurses was accommodated in Huntley Cottage, along with other hospital employees.

In 1915 Cottage Hospital appointed the first male members to its governing Board of Directors.

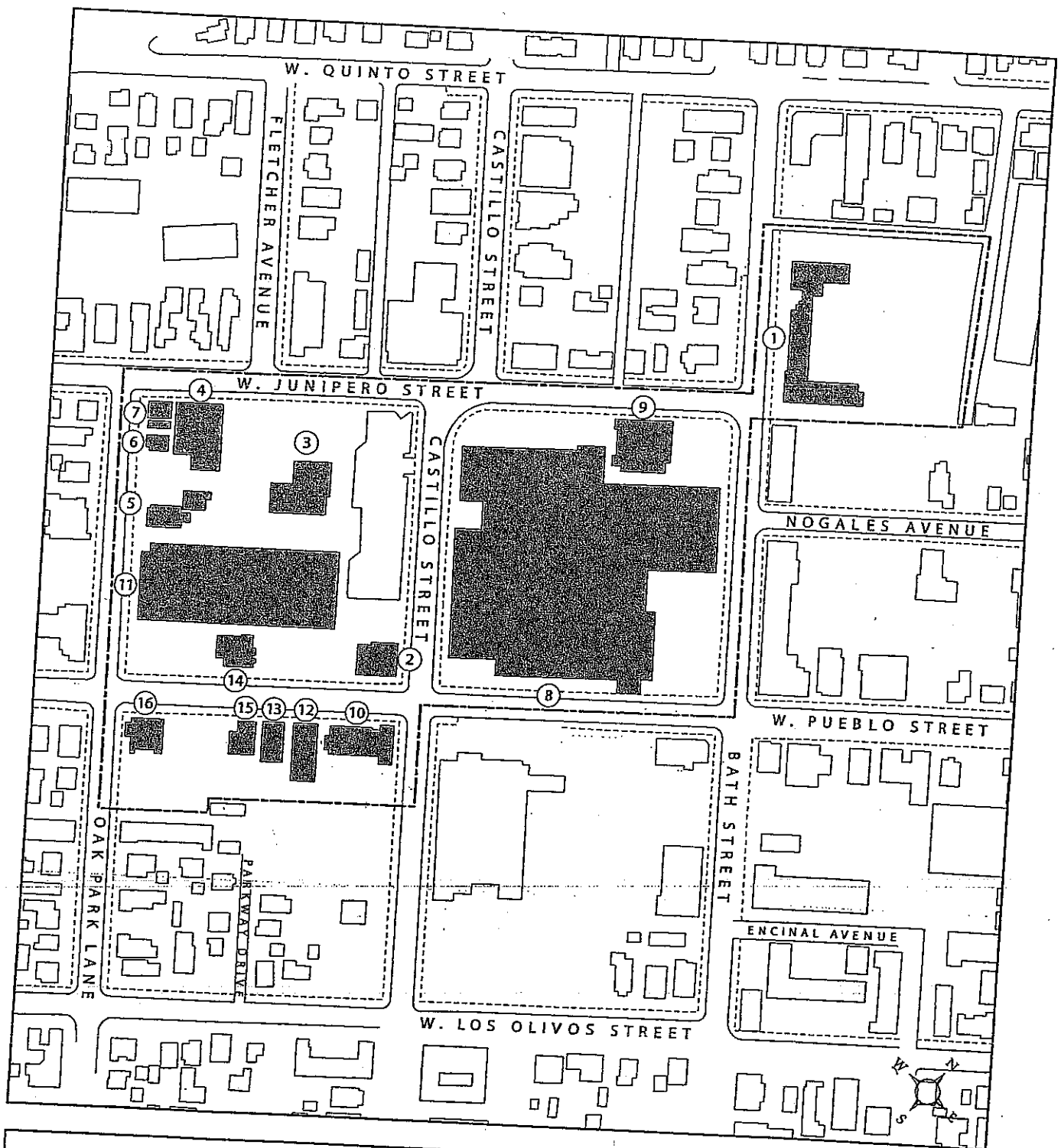


FIG. 2
BUILDING LOCATIONS

- | | | | |
|---|--|----|--|
| 1 | 2400 Bath Street | 9 | 320 West Pueblo Street (Eye Center Building) |
| 2 | 2301 Castillo Street | 10 | 401 West Pueblo Street |
| 3 | 415-17-21 West Junipero Street | 11 | 410-414 W. Pueblo Street |
| 4 | 425 West Junipero Street | 12 | 411 West Pueblo Street |
| 5 | 2322 Oak Park Lane | 13 | 417 West Pueblo Street |
| 6 | 2332 Oak Park Lane | 14 | 418-422 West Pueblo Street |
| 7 | 2336 Oak Park Lane | 15 | 419 West Pueblo Street |
| 8 | 320 West Pueblo Street (Cottage Hospital Building) | 16 | 427 West Pueblo Street |

Historic Structures Report, Cottage Hospital (5)

Prominent among them was George Owen Knapp, who served both as the president of the board and as the chair of the Nurses and Services Committee. Within the next two years, Knapp began directing efforts to develop new facilities for the School of Nursing, contributing funds of his own for construction of the \$100,000.00 building. Plans were completed in 1923 by architect Carlton Monroe Winslow, and the hall opened in October of that year. The building was dedicated to Knapp's wife, Louise Savage Knapp, who died before the building was completed. The building would serve as classrooms and dormitories for nursing students.

One of the area's many transplanted East Coast industrialists, George Owen Knapp had served as the president and chairman of the Union Carbide Company in New York City. He retired to Santa Barbara in 1912 with his second wife, Louise Savage Knapp. Knapp became one of the hospital's major benefactors, donating not only to the cause of the nursing school but also the hospital's maternity ward, and personally funded the construction of the South Wing. His philanthropy extended to numerous other causes in Santa Barbara and elsewhere.

The Cottage Hospital School of Nursing incorporated separately from the hospital in 1927 as the Louise Savage Knapp College of Nursing. Later, it would become known as the Knapp College of Nursing, or KCN. In 1928, the Knapp Building was expanded to the north with the addition of an auditorium, demonstration room and technical library, designed by the building's original architect, Carlton Winslow. The auditorium became the site of Dr. William D. Sansum's ongoing lectures on diabetes and dietetics. The Knapp College of Nursing closed in 1968, after having trained approximately 1,000 nurses in the profession. The building is now used as administrative offices for the hospital.

Carlton Monroe Winslow, Architect

A native of Maine, Carlton Monroe Winslow was born in 1876 and attended the Art Institute of Chicago before traveling to Paris to study under the Cheffort Brothers. Winslow studied at the Chicago Art Institute and at the Ecole des Beaux Arts in Paris. His first professional position was the prominent New York architectural firm of Cram, Goodhue and Ferguson. He was awarded a Gold Medal for design in 1905 by the Architectural League of New York.

In 1911 Bertram Goodhue was appointed architect to the Panama Pacific Exhibition in San Diego, and Winslow was selected to represent the firm and to supervise the construction of the buildings. Winslow's choice of the Spanish Colonial Revival style for the fair was enormously significant, setting in motion an architectural trend in Southern California which would persist for several decades. Although still affiliated with Goodhue, Winslow remained in California, establishing his practice in Los Angeles in 1917, and an office in Santa Barbara with associated architect Richard Pitman. (Gebhard, Bricker and Bricker, 1983: 822, Withey and Withey, 1956: 665-66)

The prolific architect developed a reputation for designing monumental institutional buildings, particularly churches. From his Los Angeles office, Winslow assisted Goodhue with the design and construction of the Los Angeles Public Library.

In Santa Barbara, he worked with architect James Craig acting as supervising architect for the El Paseo Arcade, the Bernard Hoffman house and the Bliss house in Montecito. Winslow and Pitman designed the Santa Barbara Clinic, the Nurse's Hall (Knapp Building) and other wings of the Cottage Hospital. Other Santa Barbara area designs by Carlton Winslow include the All Saints By-the-Sea Episcopal Church, Montecito (1927-31); Automobile Club of Southern California, Santa Barbara (1922); Museum of Natural History, Santa Barbara (1927-34); and the Santa Barbara Public Library (1925). The Architectural Collection at UCSB holds a very large number of his drawings, including a number for his Cottage Hospital projects. These include drawings and photograph of the Nurses' Residence (Knapp Building) from 1923; Hospital Building, drawings and photographs, 1927-30, 1934, 1950-51 (remodeling by Richard H. Pitman); and educational building, drawings, 1929-30.

Historic Structures Report, Cottage Hospital (6)

Carlton Winslow is regarded as one of the most important exponents of the Spanish Colonial Revival style in Southern California and a key figure in the architectural transformation of Santa Barbara in the image of "New Spain," particularly after the earthquake of 1925. Before closing his Santa Barbara office in 1942, Winslow completed the Valley Club in Montecito and five wings of the Natural History Museum. He died at his home in Hollywood in 1946. (Andreee, 1975: 182)

[2] 2301 Castillo Street (Neurological Associates). This stucco-clad one story flat-roofed modern office building features groupings of tall fixed windows across all elevations, and a minimal cornice line wrapping the building. A 1912 residence located at the corner of Castillo and Pueblo streets, one of three residences originally located on the property, was converted to a medical office in 1959 by architect W.B. Wade and contractor K.C. Urton for Dr. Dalton. In 1967-68, further alterations were made by architect Glenn H. Marchbanks for Drs. Dalton and Togstad, apparently resulting in the demolition of the remaining two earlier residences on the property. An interior remodel and ramp were designed by Fred Sweeney, AIA, in 1995. Probably at this time, a monumental stripped-classical entry pergola was removed. The building is currently used for medical offices. [Photo 3]

[3] 415-17-21 West Junipero Street (Central Services Building). This large two story concrete flat-roofed building houses the water treatment, air conditioning, and steam generating operations. The building was constructed in 1983-84 as the Central Services building and continues in this use today. The two architectural firms involved with the design were Arendt, Mosher, Grant, Pedersen, Phillips and Stone, Maricini and Patterson, with engineers Rutherford and Chekene. [Photo 4]

Along this 400 block of West Junipero Street are the original stone curbs. It is unknown when the curbs were laid, but the street was paved around 1908. The curbs may have been there earlier before the street was paved.

[4] 425 West Junipero Street. This two-story, stucco-clad building is rectangular in plan and features a low-pitched hip tile roof with shallow closed eaves. Designed in a modern Spanish Colonial Revival style, it features round arched fixed windows and round arched two-story recessed entry on the front elevation. This building was constructed in 1971-72 as a medical building, designed by Louis Mazzetti and built by Samuel Schultz. The entry was remodeled in 1981 and the interior remodeled in 1982 and 1987. The most recent renovation in 1994 was designed by architect Anthony Spann. [Photo 5]

[5] 2322 Oak Park Lane (Children's Center). This California Bungalow style residence features a main, medium-pitched side gable roof with a front gable extending over the large full front porch supported by tapered brick piers and three part wood columns connected with decorative brackets. A slatted wood railing runs between the two brick piers. Decorative knee brackets are found under the broad, open eaves. Windows are fixed and double hung one-over-one sash with plain wood mouldings. An exterior brick chimney is located on the north side. The house is covered with medium horizontal clapboard siding and rests on a raised foundation. [Photo 6]

A second building located behind the house, to the north, is California Bungalow in style and rectangular in plan with a side gable roof and a pergola over the front entrance extending across the front of the building. The pergola is supported by double wood posts with brackets at the top. An enclosed wood railing and wooden gate surround the front door. The rest of the patio is open. The windows are fixed or one-over-one double hung with wood mouldings. The house is covered in medium wide horizontal clapboard siding. It rests on a raised foundation. [Photo 7]

A concrete driveway dominates the front of the lot, with a small garden area in front of the rear building. A number of trees and shrubs are scattered around the property. In 1956 the original garage was demolished and a new detached garage added. The residence, shed and garage were converted to the child care center for the hospital in 1990-91, with a design by Fred Sweeney, AIA.

The residence was constructed in 1912 by John C. Grim, superintendent for the Union Mill Company.

Historic Structures Report, Cottage Hospital (7)

By 1936, following John Grim's death, it was occupied by his son Paul Grim, who served as Assistant Deputy of the County Superintendent of Schools for sixteen years. Grim also held the position of County Treasurer and Public Administrator from 1950 through 1966 and served as Past President of the State Association of County Treasurers, Past President of Channel City Power Boat Association and Past President of the Channel City Camera Club.

[6] 2332 Oak Park Lane. This one story California Bungalow is a modest front-gabled residence with a rectangular plan and an offset gable over the front porch. The porch is supported by double wood posts and features an open wood railing. Exposed rafters and beams extend under the overhanging eaves. The front door features six small panes in the upper portion and recessed panels in the lower portion. Windows are fixed or one-over-one double hung with wood mouldings. The house sits on a raised concrete perimeter foundation and is covered with medium horizontal clapboard siding. A very small board-and-batten clad garage with hinged wood doors is located to the north and rear of the house. A brick chimney punctuates the roofline. A small front lawn contains shrubs and a few trees. A graveled driveway is shared with the adjacent house on the north.

This residence was constructed in 1913 by C.W. Northrop for owner Grace H. Knapp and is currently used as a single family residence. Knapp also owned the two adjacent bungalows at 2330 and 2336. The bungalow at 2330 was demolished. Mrs. Knapp, a teacher (unrelated to hospital benefactors George and Louise Knapp), lived at 2336 Oak Park Lane and rented out the other bungalows. Residents included Miss Maude C. Parker, director of the McKinley Kindergarten (1915); Robert McGregor, auto operator (1919); T.S. Crawford (1922); and R.B. Cross, a mechanic (1925). [Photo 8]

[7] 2336 Oak Park Lane. This one story hipped roof cottage features a recessed front porch supported by large square posts. Rafters are exposed under the open eaves. The porch features a closed railing. The front door has six small panes in the upper portion and recessed panels in the lower portion. Windows are casement and one-over-one double hung with plain wood mouldings. The front windows are in pairs. A brick chimney punctuates the roofline. The house is covered with medium horizontal wood siding and rests on a wood foundation covered with vertical board siding. A concrete sidewalk leads from the street up to the front porch and around the side of the house where a wood fence is located. The small garage is recently constructed.

This residence was constructed in 1913 by C.W. Northrop for owner Grace H. Knapp and is currently used as a single family residence. Grace Knapp lived in this house at least as early 1919-1920. By 1925 the house was occupied by Frank Jimenez, a clerk. [Photo 9]

[8] 320 West Pueblo Street (Cottage Hospital Building). The main hospital building occupies almost the entire block bounded by West Pueblo Street on the south; West Junipero Street on the north; Castillo Street on the west; and Bath Street on the east. The building is a combination of interconnected wings, all of different heights and constructed of modern design or subject to recent modernization. The wings were built between 1965 and 1991, except for the North Wing which was constructed in 1929 and modernized in 1965.

The South Wing is five stories in height with an open roof garden. It is constructed of concrete with fixed ribbon windows on each floor separated by a projecting canopy. The Pueblo Street side features recessed balconies on the second through fourth floors. A long covered walkway leads up to the front entrance. A driveway curves around by the front entrance providing a drop-off area entered from Bath Street and exiting on Pueblo Street. The South Wing was constructed in 1966 and designed by Stone, Maraccini, and Patterson. [Photo 10]

The Reeves Wing is two stories in height with a flat roof. Flat buttresses evenly spaced across the length of the Pueblo Street elevation provide the main relief. The wing was designed by Stone, Maraccini, and Patterson in 1972. In front of the wing is a mature Moreton Bay Fig tree planted in 1919. This tree appears to be the only landscape element to remain from the second building period in 1913. [Photo 11]

Historic Structures Report, Cottage Hospital (8)

The Central Wing is six stories in height and of modern design. It was designed by Stone, Maraccini, and Patterson and constructed in 1968 with additions or modifications through 1985. [Photo 12]

The Centennial Wing (also known as the New Patient Care Wing), at the corner of Castillo and Junipero streets, is two stories in height with a flat roof and inset evenly-spaced fixed windows. The second floor is open on the west end with a cover over the patio area. Glass blocks are used on some portions of the building. This building also houses the emergency department, cardiology and coronary care unit. This wing was designed by Stone, Maraccini, and Patterson and Arendt, Mosher, Grant, Pedersen and Phillips in 1985. [Photo 13]

Only the Fleischmann Wing, also known as the North Wing, remains from the earlier hospital buildings of the teens and twenties era. This wing was constructed in 1929. In 1965, when the other hospital buildings were demolished, this wing was modernized by architects Stone, Maraccini, and Patterson. Today only the north end of the wing remains while the rest is enclosed within other buildings. Remnants of the Spanish Colonial Revival style remaining include the corner tower capped with clay tiles. In addition a narrow band or frieze wraps around the building above and below the second floor windows. A major feature remains on the second story east wall, which forms part of a present day outdoor roof patio. This remnant formed the upper portion of an arched opening, a portion of the broken arch remaining. The frieze is broken with two sculpted scrolled portions with a large medallion above decorated with animals and shields and what appears to be a medical symbol. Below the scrolls is a framed panel with scrolls and images on each side. The new surgical wing was named after its benefactor, Major Max C. Fleishmann, one of the hospital's major contributors. [Photo 14]

The East Wing is five stories in height with a flat roof and ribbon windows similar to the south wing in architectural features. It was constructed in 1963-64 and designed by the firm of Stone, Maraccini, and Patterson. [Photo 15]

The Cottage Hospital has been on this site since 1891 when the first Victorian style wooden building was constructed at the northwest corner of Castillo and Junipero streets. At the time, the hospital building was at the north edge of the city surrounded by orchards and a few scattered residences. The hospital owned the entire block. By 1913 the building had become overcrowded and outdated, and a new reinforced concrete building was constructed facing onto Pueblo Street. The original hospital building was retained as nurses' housing. By 1930 a number of wings had been added to the main hospital building, and additional buildings (auditorium, laundry, dispensary, and help's quarters) had been constructed on the hospital grounds between 1907 and 1931.

The third major period of construction began during the 1960s and continued through the 1970s and 80s. During this time the majority of buildings on the hospital grounds were demolished except for the Fleischmann wing that was retained and modernized. Only a small portion of the wing remains and that portion has been extensively altered.

The Santa Barbara Cottage Hospital was Santa Barbara's first major hospital and has continued to play an important role as the primary hospital in Santa Barbara to the present time. Many innovations took place at the hospital, most notably in the work on diabetes with the arrival of Dr. Nathaniel Bowditch Potter and Drs. William David Sansum and Norman R. Blatherwick during the teens and twenties. The hospital gained national prominence with the discovery by Dr. W.D. Sansum of histone insulin.

[9] 320 West Pueblo Street (Eye Center Building). This stucco-clad one-story facility with a flat roof and an irregular plan is located at the corner of Bath and Pueblo streets. It was constructed in 1962 as an animal research facility by architects Stone, Maraccini and Patterson, engineers Smith and Moorehead, and builder J.W. Bailey Construction. [Photo 16]

[10] 401 West Pueblo Street (MRI Center). Built in a T-plan, this combination one and two-story

Historic Structures Report, Cottage Hospital (9)

woodframe and brick building was designed to emulate the style of Frank Lloyd Wright. The building's principal two-story mass is oriented towards the corner and features a medium pitched gable roof with deep eaves opening towards Pueblo Street. A projecting lanai is located to the front, enclosed with a solid, wide horizontal wood lap-sided rail. A second lanai is oriented to the rear, and wraps around the eastern elevation. The ground floor eastern elevation is characterized by the deeply recessed main entry and by bays of fixed windows separated by Roman brick piers. These piers extend to the roofline and also divide plastered panels on the second floor. Pairs of short windows are located under the eaves, separated by naturalistic pendants extending over the plastered panels.

A one-story intersecting gable roofed wing extending to the west is characterized by a band of plate glass windows located under shallow eaves. The windows cantilever over a Roman brick base. A low, stucco-clad mechanical equipment area is located on the roof at the western end of this wing. The roof covering is flat concrete or composite tile. Landscaping within the building's street setback includes clusters of mature palms and other tropicals. The major architectural features calling to mind the work of Frank Lloyd Wright are the dominance of horizontal scale, corners defined by windows and the use of conventionalized natural designs. [Photo 17]

The building, also known as 2235 Castillo Street, was constructed in 1954-55 as the Horace F. Pierce Medical Building and housed five doctors' offices. It was designed by the Santa Barbara architectural firm of Howell and Arendt and the contractors were C.M. and K.C. Orton of Santa Barbara. It was also known as the Kaslow Building for a subsequent owner. The building was renovated on the interior for use as the MRI center in 1987-89 by Construction Development Management Corporation of Bakersfield.

Howell and Arendt, Architects

Henry W. Howell was born in Oro Grande, California in 1889 and received his training as an engineer at the University of Montana, and in architecture at the University of Pennsylvania. He practiced architecture in Butte, Montana until he joined the firm of Edwards and Plunkett in Santa Barbara in 1926, which became Edwards, Plunkett and Howell. He worked on the design of several prominent commercial buildings in Santa Barbara, including the Arlington Theater. He left the firm around 1930 and established his own practice. Two known commissions from his years as a sole practitioner are the Howard Canfield Office Building (date unknown) and H.J. Kraus Hillside Home Competition residence (1933). During World War II, he worked as an engineer at Camp Cooke—what is now Vandenberg Air Force Base. (Architectural Drawing Collection Catalogue, News-Press, 9/24/62).

Wallace W. Arendt was born in Fort Dodge, Iowa in 1917. He studied architecture at Notre Dame before completing his degree at the University of Southern California. Following his graduation in 1940, he found work with Los Angeles and San Francisco architectural firms with a number of wartime military contracts, including the Treasure Island Naval Station, the Naval Ammunition Depot at Hawthorne, Nevada, and Camp Cooke, where he met Henry Howell. In 1943 Arendt married Howell's daughter Betty, and in 1946, Howell and Arendt returned to Santa Barbara and established an architectural practice together. Arendt was a founding member of the Santa Barbara County Architectural Board of Review, serving for nearly 22 years. He was active in numerous local civic organizations. (Grant, 11/5/02, News-Press, 2/21/75)

Gebhard and Winter, in their *Guide to Architecture in Los Angeles and Southern California*, describe the building at 401 West Pueblo Street (listed as 2225 Castillo Street) as "The vocabulary of F. L. W. [Frank Lloyd Wright], used for a brick and wood 2-story building." Wallace Arendt, evidently the principal designer of 401 West Pueblo Street, was a great admirer of Frank Lloyd Wright, and would often attempt to persuade clients to design in the "mode" of Wright. Apparently he succeeded only once in Santa Barbara, with the building at 401 West Pueblo Street. His own house on East Las Tunas Road was also Wrightian.

Another example of Arendt's determination to design in the Frank Lloyd Wright idiom occurred when

Historic Structures Report, Cottage Hospital (10)

the firm was hired by the Santa Barbara Mission to design some buildings in the quadrangle and the chapel. Arendt proposed a Wrightian scheme, to the dismay of the priests, who then had Robert Grant from their firm design the project in the Spanish style. (Grant, 11/5/02)

Arendt could claim some small association with the master architect. In 1957 or 1958, the Santa Barbara Plans and Planting Committee invited Frank Lloyd Wright to speak at the Lobero Theater. Arendt picked Wright up at the train station and took him to his house before the lecture. At the lecture, Pearl Chase, head of the Plans and Plantings Committee, was allowed to ask Wright the first question. When she asked what he thought about Santa Barbara architecture, Wright suggested that the city plant more trees. (Grant, 11/5/02)

Other buildings known to have been designed by Howell and Arendt include the Mason Apartments (1946), a shop and office building (1954), an addition to the Monastery of Poor Clares (1956), and the remodeling of the Welch-Ryce building (1956). In 1953 Howell and Arendt designed additions to the Hayes House in Montecito, originally designed by Mary Craig, and in 1954 they designed the Santa Barbara County Office Building at 118 East Figueroa Street. (Conard, 1986)

When Glen L. Mosher and Robert S. Grant joined Howell and Arendt circa 1955, the firm became Howell, Arendt, Mosher and Grant. Henry W. Howell retired from the practice in 1958 and the firm altered its name accordingly. Projects by Arendt, Mosher and Grant include the Vieja Valley Elementary School in the Goleta Valley (1966) and a Meisian style house at 2821 Loma Media (1959, principal designer, Robert Grant). The firm also designed the Pederson House (1966); Private Stables (1965); and the Starbuck House (1970), all in Montecito. Arendt was the principal designer of the two wings of the Santa Barbara Museum of Art added in 1961-62. In 1973 the firm, together with several other Santa Barbara firms, designed the Financial Plaza at 3900 State Street. Henry W. Howell died in September, 1962.

Although Wallace Arendt died in February, 1975, the firm continued as Arendt, Mosher, Grant, Pedersen, Phillips from 1977 to 1983, when it was renamed Grant, Pederson and Phillips. By the early 1990s it was known as Phillips, Metsch, Sweeney and Moore. The firm practices under this name today. (City Directories, Grant 11/5/02, California Death Index)

[11] 410-414 W. Pueblo Street (Parking facility). This four story, modern concrete parking structure, with one story underground, and the fourth story on the roof, was constructed in 1986-87. The garage was designed by architects Grant, Pedersen and Phillips. The engineer was Winston Lau and contractor McCarthy Western Construction. [Photo 18]

[12] 411 West Pueblo Street (Human Resources Center). Rectangular in plan, this two story building has parking on the first floor with offices on the second floor. The building is long and rectangular in plan, has a gable roof, and is covered with horizontal wood siding. This building was constructed in 1984 by architect Ken Davenport and built by W.T. Thomson Construction for owner Robert Huhn, and is currently used for medical offices. [Photo 19]

[13] 417 West Pueblo Street. Rectangular in plan, this building is one story in height with a low-pitched gable roof. The entrance is recessed in the northeast corner with concrete brick block supports. Beams are exposed under the overhanging eaves. Windows are fixed in aluminum frames. The building was constructed in 1962-63 for Drs. Weston and Schwind. The 1,726 square foot building had no architect, but the engineers were Donald Shugart and Jack Boydston. Contractor Jack Green built the building. [Photo 20]

[14] 418-422 West Pueblo Street (Children's Center). This building is primarily a one story California Bungalow style residence with a medium-pitched front gable roof and second story addition with a gable roof centered over the main roof. The porch is attached and supported by brick posts and tapered wood piers. Exposed beams and rafter tails are found under the open eaves. A slatted wood railing extends between the piers. A second one story gable-roofed addition is attached to the rear

Historic Structures Report, Cottage Hospital (11)

left side of the house. Windows are a combination of fixed wood frame, double hung and sliding multi-paned wood windows with wood mouldings. The house is covered with medium horizontal clapboard siding. A playground is located on the west side of the house. A wrought iron fence encloses the site, which features mature trees and plantings. [Photo 21]

This residence was constructed by 1923 according to city directories, and the owner in 1932 was W. Donald. The second story was added between 1931 and 1948. The rear addition on the west side of the house was built after 1948. The hospital purchased the building by 1981, the year the Children's Center was established for the purpose of providing child care to hospital staff. In 1980-81 Donald Sharpe, AIA redesigned the residence for use as a day care center.

[15] 419 West Pueblo Street. Built in a modified L-plan, this one story building features a low-pitched gable tile roof with an offset gable. A shed roof extends out over the entrance and is supported by a single wood post. Windows are a combination of aluminum sliders and multi-paned wood. The building is covered with stucco and concrete brick blocks. Beams are exposed under the overhanging eaves. This building was constructed in 1964-65 as the office of Dr. James Wells. It is currently used for medical offices. [Photo 22]

[16] 427 West Pueblo Street. This two story modern Spanish style building has a gabled tile roof. Windows on the first floor are fixed multi-paned with segmented arches. The second floor multi-paned aluminum windows are rectangular in shape. This building was constructed in 1979-80 for owner Gunther Peter Nagel, M.D., and divided into seven office condominium units in 1984. The architect was Donald G. Sharpe, AIA/Audax Corporation. Modifications include two windows added in 1985. [Photo 23]

6. Photographs

Table 2 below references the contemporary photographs located in Appendix A.

TABLE 2
Photographs

Prop. No.	Address	Current Name/Use	Photo No(s).
1	2400 Bath Street	Knapp Building	1-2
2	2301 Castillo Street	Neurological Associates	3
3	415-17-21 West Junipero Street	Central Services Building	4
4	425 West Junipero Street	Medical building	5
5	2322 Oak Park Lane	Children's Center	6-7
6	2332 Oak Park Lane	Residence	8
7	2336 Oak Park Lane	Residence	9
8	320 West Pueblo Street	Cottage Hospital Building	10-15
9	320 West Pueblo Street	Eye Center Building	16
10	401 West Pueblo Street	MRI Center	17
11	410-414 W. Pueblo Street	Parking facility	18
12	411 West Pueblo Street	Human Resources Center	19
13	417 West Pueblo Street	Medical building	20
14	418-422 West Pueblo Street	Children's Center	21
15	419 West Pueblo Street	Medical building	22
16	427 West Pueblo Street	Medical building	23

7. Assessment of Historic Structures/Sites

City of Santa Barbara Landmarks Ordinance

The Criteria for Designation of Landmarks (Chapter 22.22.040, Santa Barbara Municipal Code) lists eleven areas of potential significance for the evaluation of potential City landmarks and Structures of Merit. A property may qualify for listing as a City landmark or Structure of Merit under one or more of the following criteria:

- (a) Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- (b) Its location as the site of a significant historic event;
- (c) Its identification with a person or persons who significantly contributed to the culture and development of the City, State or the Nation;
- (d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation;
- (e) Its exemplification of the best remaining architectural type in a neighborhood;
- (f) Its identification as the creation, design or work of person or persons whose effort has significantly influenced the heritage of the City, State or the Nation;
- (g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;
- (h) Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- (i) Its unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood;
- (j) Its potential of yielding significant information of archaeological interest;
- (k) Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, State or the Nation.

California Register of Historic Resources and National Register of Historic Places

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historic Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

The California Register may also include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k), as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. (Public Resources Code §§ 5024.1, 21804.1, 15064.5)

By definition, the California Register of Historic Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental

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review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to owner objection.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2)).

Eligibility Evaluation

Of the seventeen properties on the project site and described in Section 5 above, ten are not potentially eligible for designation either as a City of Santa Barbara Landmark or Structures of Merit, or for listing on the National Register of Historic Places or the California Register of Historic Resources. These properties are numbers: 2 (2301 Castillo Street), 3 (415-17-21 West Junipero Street), 4 (425 West Junipero Street), 8-9 (320 West Pueblo Street), 11 (410-414 W. Pueblo Street), 12 (411 West Pueblo Street), 13 (417 West Pueblo Street), 15 (419 West Pueblo Street), and 16 (427 West Pueblo Street). All of these properties are either of insufficient age or do not exhibit a sufficient level of integrity to be regarded as eligible for the NRHP or CRHR.

Further, with the possible exception of the main hospital buildings (Property No. 8), none appear to be associated with significant historical themes or are architecturally notable. However, the prior city architectural and historic resources surveys determined the hospital site to be of local historical significance, but specifically excluded the hospital buildings themselves from this determination.

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The remaining six properties are potentially eligible. All six of these buildings will be assessed individually to determine their eligibility for the NRHP, the CRHR and Santa Barbara City Landmark or Structure of Merit designation. Due to the similarity of the NRHP and CRHR criteria, these two designations will be discussed together for each property. Property eligibility is summarized in Table 3, below.

TABLE 3
Summary of Eligibility

Prop. No.	Address	NRHR/CRHR Criteria	City Criteria
1*	2400 Bath Street	A, B, C	A, B, C, D, E, F, G
2	2301 Castillo Street	NONE	NONE
3	415-17-21 West Junipero Street	NONE	NONE
4	425 West Junipero Street	NONE	NONE
5*	2322 Oak Park Lane	NONE	NONE
6*	2332 Oak Park Lane	NONE	NONE
7*	2336 Oak Park Lane	NONE	NONE
8*	320 West Pueblo Street	NONE	NONE
9	320 West Pueblo Street	NONE	K (tree only)
10*	401 West Pueblo Street	NONE	NONE
11	410-414 W. Pueblo Street	NONE	D, E, F, G
12	411 West Pueblo Street	NONE	NONE
13	417 West Pueblo Street	NONE	NONE
14	418-422 West Pueblo Street	NONE	NONE
15	419 West Pueblo Street	NONE	NONE
16	427 West Pueblo Street	NONE	NONE

*Eligibility discussed in detail in section below.

[1] 2400 Bath Street, Knapp Building

National and California Registers. The Knapp Building was constructed for the Cottage Hospital School of Nursing in 1923 and expanded in 1928, the year after it became the Knapp College of Nursing. The nursing school was an integral part of the operation of Cottage Hospital from the year after its founding in 1891 to the school's closure in 1968, after graduating roughly 1,000 nurses, many if not most of whom served the hospital. Given its role as the primary health care facility in the region for over 110 years, Cottage Hospital can be seen to have made significant contributions to the broad patterns of Santa Barbara's history. The Knapp Building appears to be eligible under Criterion A (historic associations) as the single remaining extant element of the Cottage Hospital dating from the hospital's historic period.

The Knapp Building is closely associated with two of Santa Barbara's most prominent philanthropists, George Owen Knapp and Louise Savage Knapp. Although they financially supported numerous institutions in Santa Barbara and elsewhere, the Knapps appear to have made the hospital one of their most consistent beneficiaries, and it was entirely through their generosity that the building was constructed. George Owen Knapp also demonstrated a personal level of interest in the hospital, serving on the board of directors for a number of years, one of the first men selected to serve on a board previously composed entirely of women. This property is also at least peripherally associated with Dr. William Sansum, an important researcher into the manufacture and use of insulin in the United States. Due primarily to its association with George Owen Knapp, this property appears to be eligible under Criterion B (association with individuals).

This property also appears to be eligible under Criterion C (design) as a fine example of the Spanish Colonial Revival style. It embodies the distinctive characteristics of this type and period and

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represents the work of one of the acknowledged masters of the Spanish Colonial Revival style, Carlton Monroe Winslow.

With respect to the issue of integrity, the Knapp Building is in its original *location*. The *design* of the building appears to be unaltered from its original appearance. The integrity of *setting* has been reduced due to the demolition of the historically-related hospital buildings and the construction of an open asphalt parking lot to the rear of the building, replacing a garden. To the extent that the integrity of design is intact, the integrity of *materials and workmanship* remains. The integrity of *feeling and association* of the building only partially remains, given its continued use related to the hospital, although not for its historic purpose.

This property appears to be eligible for listing on the NRHP and CRHR.

Santa Barbara Landmark. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark or included on the National Register of Historic Places. The property is included on the City Landmarks Commission's Potential List and Structure of Merit list.

Criterion A, B: Part of the Heritage of the City/Historical Event. The subject property is associated with a historically important theme and historical event in the City of Santa Barbara which is of "interest or value as a significant part of the heritage of the City," the founding and operation of the Cottage Hospital.

Criterion C: Significant Person. The property is associated with notable individuals: George Owen Knapp, Louise Savage Knapp and Dr. William Sansum.

Criteria D, E, F, G: Architecture and Design. This property is a fully-realized example of the Spanish Colonial Revival Style as produced by one of its acknowledged masters, Carlton Monroe Winslow.

Criterion H: Relationship to Landmarks. The subject property is not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. Not applicable.

This property appears to be eligible for designation as a City of Santa Barbara Structure of Merit.

[5] 2322 Oak Park Lane (Children's Center)

National and California Registers. This 1912 residence was built by its owner, J.C. Grim, a mill superintendent at the Union Mill Company and was converted to a day care center in 1990-91. The residence was part of the working and middle class neighborhood that grew up around the hospital during the 1910s and 1920s. It is not associated with any event that has made a significant contribution to the broad pattern of Santa Barbara's history (Criterion A).

The residence was occupied from 1936 through the 1960s by Grim's son Paul. Paul Grim held positions of prominence in the community as Assistant Deputy County Superintendent of Schools for sixteen years as well as County Treasurer and Public Administrator from 1950 to 1966. Although he held these positions there was nothing found to denote his significance within the City of Santa Barbara (Criterion B). This California Bungalow style residence is a common example of this style and does not embody the distinctive characteristics of this type, period, or method of construction. It does not represent the work of a master, nor does it possess high artistic value (Criterion C).

This property does not meet any of the National Register Criteria and is therefore not eligible for

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listing on the National Register.

Santa Barbara Landmark. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark, on the City Landmarks Commission's Potential List and Structure of Merit list, or included on the National Register of Historic Places.

Criterion A, B: Part of the Heritage of the City/Historical Event. The subject property does not appear to be associated with any historically important theme in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City," nor is it known to be associated with any significant historical events.

Criterion C: Significant Person. The property does not appear to be associated with notable individuals.

Criteria D, E, F, G: Architecture and Design. This property is a common example of the California Bungalow style as it was seen frequently throughout the nation during the 1910s and twenties, if not as routinely in Santa Barbara. It was built by its owner, mill superintendent J.C. Grim. Grim should not be regarded as having "significantly influenced the heritage of the City." Grim is not cited in the existing architectural and historical literature. On the basis of the available evidence, it does not appear that Landmark or Structure of Merit designation can be supported for this property for its association with J.C. Grim.

Criterion H: Relationship to Landmarks. The subject property is not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. Not applicable.

This property does not appear to meet the criteria for a Santa Barbara Landmark or Structure of Merit designation.

[6] 2332 Oak Park Lane

National and California Registers. This small California Bungalow style residence was built in 1913 by C. W. Northrop for Grace Knapp, a school teacher, and was a rental house for most of its 89 years. This property does not appear to have any association with an event that has made a significant contribution to Santa Barbara's history (Criterion A). It is not associated with a significant individual in the history of Santa Barbara (Criterion B). It is a very common example of the California Bungalow style and does not embody the distinctive characteristics of this type, period or method of construction. It does not represent the work of a master, nor does it possess high artistic value (Criterion C).

This property does not appear to meet any of the National Register Criteria and is therefore not eligible for listing on the National Register.

Santa Barbara Landmark. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark, on the City Landmarks Commission's Potential List and Structure of Merit list, or included on the National Register of Historic Places.

Criterion A: Part of the Heritage of the City. The subject property does not appear to be associated with any historically important theme in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City."

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Criterion B: Historical Event. The subject property is not known to be associated with any significant historical events.

Criterion C: Significant Person. The property does not appear to be associated with notable individuals. This was a rental property and dozens of working class people resided here over its 89 year history.

Criteria D, E, F, G: Architecture and Design. This property is a modest example of the California Bungalow style as it was seen frequently throughout the nation during the 1910s and twenties, if not as routinely in Santa Barbara. Its main architectural interest is its association with C.W. Northrop, a builder in Santa Barbara. At this time it is difficult to assess whether Northrop should be regarded as having "significantly influenced the heritage of the City," given the limited information presently available regarding his life and work. Northrop does not appear to be cited in the existing architectural and historical literature. On the basis of the available evidence, it does not appear that Landmark or Structure of Merit designation can be supported for this property for its association with C.W. Northrop.

Criterion H: Relationship to Landmarks. The subject property is not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. Not applicable.

This property does not appear to meet the criteria for a Santa Barbara Landmark or Structure of Merit designation.

[7] 2336 Oak Park Lane.

National and California Registers. This modest hipped roof bungalow was constructed in 1913 by builder C.W. Northrop for owner Grace H. Knapp and is currently used as a single family residence. Grace Knapp was a teacher and lived in this house in 1919-1920 and probably earlier. In 1925, Frank Jimenez, a clerk, lived in the house.

The property does not appear to have any association with an event that has made a significant contribution to Santa Barbara's history (Criterion A). Grace Knapp, a school teacher, does not appear to have made any known contributions to the history of Santa Barbara that would qualify her as a significant individual in the history of Santa Barbara (Criterion B). The house is a common example of the hipped roof bungalow style and does not embody the distinctive characteristics of this type, period or method of construction. It does not represent the work of a master, nor does it possess high artistic value (Criterion C).

This property does not appear to meet any of the National Register Criteria and is therefore not eligible for listing on the National Register.

Santa Barbara Landmark. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark, on the City Landmarks Commission's Potential List and Structure of Merit list, or included on the National Register of Historic Places.

Criterion A, B: Part of the Heritage of the City/Historical Event. The subject property does not appear to be associated with any historically important theme in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City," nor is the subject property known to be associated with any significant historical events.

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Criterion C: Significant Person. The property does not appear to be associated with notable individuals. This was a rental property and dozens of working class people resided here over its 89 year history.

Criteria D, E, F, G: Architecture and Design. This property is a modest example of a hipped roof bungalow style as it was seen frequently throughout the nation during the 1910s and 1920s, as well as in Santa Barbara. Architecturally it is associated with C.W. Northrop, an early builder in Santa Barbara. At this time it is difficult to assess whether Northrup should be regarded as having "significantly influenced the heritage of the City," given the limited information presently available regarding his life and work. Northrup does not appear to be cited in the existing architectural and historical literature. On the basis of the available evidence, it does not appear that Landmark or Structure of Merit designation can be supported for this property for its association with C.W. Northrop.

Criterion H: Relationship to Landmarks. The subject property is not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. Not applicable.

This property does not appear to meet the criteria for a Santa Barbara Landmark or Structure of Merit designation.

[8] 320 West Pueblo Street

National and California Registers. The Santa Barbara Cottage Hospital has made a significant contribution to Santa Barbara's history in the field of healthcare (Criterion A). It was Santa Barbara's first major hospital and has continued to play an important role as the primary medical facility in Santa Barbara to the present day. Many innovations have taken place at the hospital, especially in the treatment of diabetes by Drs. Nathaniel Bowditch Potter, William David Sansum and Norman R. Blatherwick during the 1910s and 1920s. The hospital gained national prominence with the work on histone insulin by Dr. W.D. Sansum. Therefore, it is associated with a significant individual in the history of medicine in Santa Barbara in the field of insulin development (Criterion B). The Fleischmann Wing does not embody the distinctive characteristics of a type, period or method of construction. It does not represent the work of a master, nor does it possess high artistic value (Criterion C).

With respect to the issue of integrity, the Fleischmann Wing is in its original location. The rest of the original hospital buildings no longer exist, having been replaced with new buildings between the 1960s and 1980s. The design of the Fleischmann Wing has been extensively altered from its original appearance. The setting has been changed due to the demolition of the original buildings and the construction of modern buildings. A small degree of integrity of materials and workmanship of the Fleischmann Wing remains, such as the portion of the wing that contains the tile-covered tower and the stucco surfaces, but the windows and entry do not retain original materials. The feeling and association of the building remains hospital, given its continued use as a hospital.

Therefore, the Fleischmann Wing does not appear to be eligible for either the National or the California registers due to a lack of integrity.

The Moreton Bay Fig tree was planted in 1919 and is the only landscape feature to remain from the construction of the second hospital in 1913. The tree will remain with the new project designed around it.

The stone curb, located on the south side of Junipero Street between Castillo and Oak Park Lane is

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not presently connected to the historic neighborhood since all the buildings on this side of the street have been demolished and new buildings constructed. The remaining curbs surrounding the hospital grounds are new. Since the curbs are no longer part of any historic landscape, it appears they are not eligible for listing on the National Register, the California Register or Santa Barbara Structure of Merit.

Santa Barbara Landmark. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark, on the City Landmarks Commission's Potential List and Structure of Merit list, or included on the National Register of Historic Places. It was included as a site on the City Survey conducted in 1980, but the buildings were specifically excluded from the significance of the site. The site only was listed with a National Register Code of 5, meaning it is not eligible for the National Register, but is of local interest.

Criterion A: Part of the Heritage of the City. The subject property appears to be associated with the historically important theme of health care in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City."

Criterion B: Historical Event. The subject property is not known to be associated with any significant historical events.

Criterion C: Significant Person. The property is associated with notable individuals, among the most important is Dr. William Sansum, whose innovative research into cures for diabetes brought nationwide attention to the Cottage Hospital.

Criteria D, E, F, G: Architecture and Design. This property, according to the survey, is not eligible for listing for its architecture and design. All the buildings were constructed after 1962 and have been remodeled several times.

Criterion H: Relationship to Landmarks. The subject properties are not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. The Moreton Bay fig tree (*Ficus macrophylla*), planted in 1919, appears to be the only remaining landscape feature from the hospital's second building period beginning in 1913. It is a somewhat rare example given its size and age.

In conclusion, the hospital site appears to qualify as a site of merit because it meets criteria A and C. However, the buildings themselves are not eligible because they were built within the last forty years.

The Moreton Bay Fig Tree appears to qualify as a structure or object of merit under Criteria K as the only remaining landscape feature from the second period of the hospital's growth during the teens and twenties.

[10] 401 West Pueblo Street (MRI Center)

National and California Registers. This medical building was constructed in 1954-55 by the Santa Barbara architectural firm of Howell and Arendt and is currently used as a department of the Cottage Hospital.

The property does not appear to have any association with an event that has made a significant contribution to Santa Barbara's history (Criterion A). Dr. Horace Pierce does not appear to have made any known contributions to the history of Santa Barbara that would qualify him as a significant

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individual in the history of Santa Barbara (Criterion B). While it does not represent "the work of a master," as defined by the National Register, the building is an uncommon and well-executed example of the idiom of Frank Lloyd Wright as designed by another architect. (Criterion C).

However, this property is currently less than 50 years of age, which by definition in the NRHP and CRHR guidelines, is the generally accepted minimum age for eligibility. This criterion was established to ensure the integrity of these registers as a listings of historic properties, by providing for a passage of time sufficient to recognize and understand the relative importance of historic events — or in the words of the NRHP guidelines, "as a reasonable, perhaps popularly understood span that makes professional evaluation of historical value feasible."

Properties less than 50 years of age may be eligible if they can be found to be "exceptional." While no hard and fast definition for "exceptional" is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible "exceptional" properties may include, "resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment."

At this time, it is difficult to build a case of exceptionalness for this property based solely on its architectural style or its designers. The Frank Lloyd Wright connection alone does not appear to be a sufficient basis for defining the building as exceptional, particularly given the difficulty of classifying Wright's architecture in stylistic terms, especially during the later phases of his practice.

Throughout his lengthy career, Frank Lloyd Wright adopted a frequently shifting and always deeply personal approach to architecture, one which defies easy classification. It also proved almost impossible to impart to other architects, except by a demonstration of inspiration. While Wright took on students at both of his Wisconsin and Arizona studios, he did so mainly by economic necessity, and made no effort to instruct them in a style, but rather attempted to indoctrinate them with his own philosophical approach to architecture. In fact, Wright could express considerable displeasure when his design innovations were adopted by other architects.

This property does not appear to be eligible for listing on the NRHP or CRHR.

Santa Barbara Landmark. Listings in Other Surveys. The subject property is not listed as a Santa Barbara City Landmark, California Historical Landmark, on the City Landmarks Commission's Potential List and Structure of Merit list, or included on the National Register of Historic Places. It was included on the City survey conducted during the late 1970s, but no determination of eligibility was made at that time.

Criterion A, B: Part of the Heritage of the City/Historical Event. The subject property does not appear to be associated with any historically important theme in the City of Santa Barbara which can be said to be of "interest or value as a significant part of the heritage of the City," nor is it known to be associated with any significant historical events.

Criterion C: Significant Person. The property does not appear to be associated with notable individuals.

Criteria D, E, F, G: Architecture and Design. This property is one of the few examples of buildings in Santa Barbara to be clearly inspired by the work of Frank Lloyd Wright. It is also a very good and unaltered example of the work of the productive Santa Barbara architectural firm of Howell and Arendt.

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Criterion H: Relationship to Landmarks. The subject property is not visually related to any designated City Landmarks.

Criterion I: Singular Physical Characteristics. This building is not visually prominent and does not in itself provide any singular contribution to a neighborhood streetscape.

Criteria J, K: Archeology & Natural Environment. Not applicable.

This property appears to be eligible for designation as a City of Santa Barbara Structure of Merit.

8. Evaluation of Potential Project Effects

Three properties evaluated in this report and identified in Table 3, above, should be regarded as historic resources for purpose of CEQA and the city's *Guidelines for Archaeological and Historic Structures and Sites*. According to the *Guidelines*, "[T]he case planner, in consultation with the Environmental Analyst, is to use the historic structures/sites report, together with the [Historic Landmarks Commission's] action on the report, to make a determination as to the level of significance of project impacts to identified significant historic resources: significant and unavoidable (Class I), potentially significant unless mitigated (Class II), or less than significant (Class III)."

- Impact 1.** The proposed demolition of the building at 401 West Pueblo Street should be regarded as a Class I impact which cannot be avoided as the project is currently conceived.
- Impact 2.** The Moreton Bay Fig tree could be damaged during demolition and construction activities. This should be regarded as a Class II impact which can be avoided if mitigated.
- Impact 3.** The construction of new buildings in proximity to the building at 2400 Bath Street should be regarded as a Class II impact which can be avoided if mitigated.

9. Recommended Action/Mitigation Measures

A principle of environmental impact mitigation is that some measure or combination of measures may serve to reduce adverse impacts. General statements to this effect are made in the City of Santa Barbara MEA (1987).

In reference to mitigating impacts on historic resources, the CEQA Guidelines state:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. (PRC §15064.5 (b)(3))

These standards and the supporting literature describe the principles of historic preservation as well as accepted methodologies for carrying out preservation, restoration and rehabilitation projects. The documentation of a resource in preparation for its demolition, for example, would not comply with the *Secretary of the Interior's Standards*, although documentation of a resource in connection with its relocation to another suitable site arguably may. In direct reference to documenting historic resources as a mitigation technique, the CEQA Guidelines state:

In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment

would occur. (PRC §15126.4 (b)(2))

Implied by this language are circumstances where documentation may mitigate impacts to less than significant levels. The conditions under which this may be said to have occurred are not specified in the Guidelines.

Taken in total, the language in the CEQA Guidelines encourages mitigation of impacts on historic properties to conform with the *Secretary of the Interior's Standards*, but also appear to leave open the potential for reducing impacts to levels below significance thresholds by means other than the application of the *Standards*. A logical resolution of the language in the CEQA Guidelines is to consider the level of eligibility of the property, as well as by what means it derives its significance, in determining the appropriate level and type of mitigation to be employed, and in concluding whether residual impacts will exist after mitigation.

In general practice, mitigation programs for impacts on historic resources tend to fall into three broad categories: documentation, design and interpretation. Documentation techniques involve the recordation of the site according to accepted professional standards, such that the data will be available to future researchers. Design measures could potentially include direct or indirect architectural references to the historic property, e.g., the incorporation of historic artifacts, into the new development, or relocation of the historic property. Interpretative measures might include commemorating a significant historic event or the property's connection to historically significant themes.

The City of Santa Barbara's mitigation standards recognize *in-situ* preservation as the preferred treatment of historic resources, but also provide for the application of mitigation measures when *in-situ* preservation is determined to be infeasible or undesirable. Included as preferred mitigation alternatives are relocation of the historic building, or integration of historic building elements into the new construction.

Where these measures are regarded as infeasible, recordation according to city standards is directed. Also encouraged are the commemoration of the demolished structure with a display of text and photographs designed by a city-approved historical consultant within the interior or exterior of the building proposed for the site, or on the perimeter of the property at the primary entrance. If the historic property's building materials are regarded as significant, the development of a formal program for the salvage and conservation of these materials is encouraged.

The following mitigation measures are recommended:

- Measure 1a. The building at 401 West Pueblo Street shall be made available for relocation to a new, historically suitable location. The relocation shall take place in accordance with the *Secretary of the Interior's Standards*, in coordination with the city, and under the direction of a qualified historic preservation professional.
- Measure 1b. Prior to any relocation efforts, the building at 401 West Pueblo Street shall be documented photographically and with measured drawings in accordance with appropriate historic preservation standards, in coordination with the city, and under the direction of a qualified historic preservation professional.
- Measure 2. A plan to protect the Moreton Bay Fig tree from damage during demolition and construction activities shall be produced by a qualified arborist.
- Measure 3. The design of new buildings shall take into account the historic and architectural significance of the building at 2400 Bath Street. The new construction, particularly the proposed parking garage located to the rear of 2400 Bath Street, shall respect the historic property's materials, features, size, scale, proportions and massing, subject to the approval by the city for conformance to the *Secretary of the Interior's Standards*.

10. Residual Impacts

- Impact 1.** The act of offering an historic building for potential relocation cannot be seen as reducing the impact to insignificant levels given the uncertainties involved with the relocation of historic buildings, and the lack of a guarantee that relocation to a suitable site will occur. Documentation of the historic building alone is not generally regarded as providing mitigation to less than significant levels. Therefore, the residual impact of the proposed demolition of the building at 401 West Pueblo Street should be regarded as significant after mitigation.
- Impact 2.** No residual impacts will occur after mitigation.
- Impact 3.** No residual impacts will occur after mitigation.

11. Selected Sources

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- Knapp College of Nursing. *KCN's Century: A History*. Santa Barbara, Ca.: Knapp College of Nursing Alumnae Association in collaboration with E.W. Jones, Lt. Col., USA Ret., 1971. (located in Reeves Library)
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- Santa Barbara City Survey.
- Santa Barbara Cottage Hospital, SB1953 Evaluation Study (Hospital Designers Inc./Frederick F. Scott, AIA, Architect/Anwar Yusuf, Structural Engineer).
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- Tompkins, Walker. *Cottage Hospital: The First Hundred Years, The Centennial History of Cottage Hospital*. Santa Barbara, Ca.: Santa Barbara Cottage Hospital Foundation, 1988.
- UCSB Architectural Drawing Collection.
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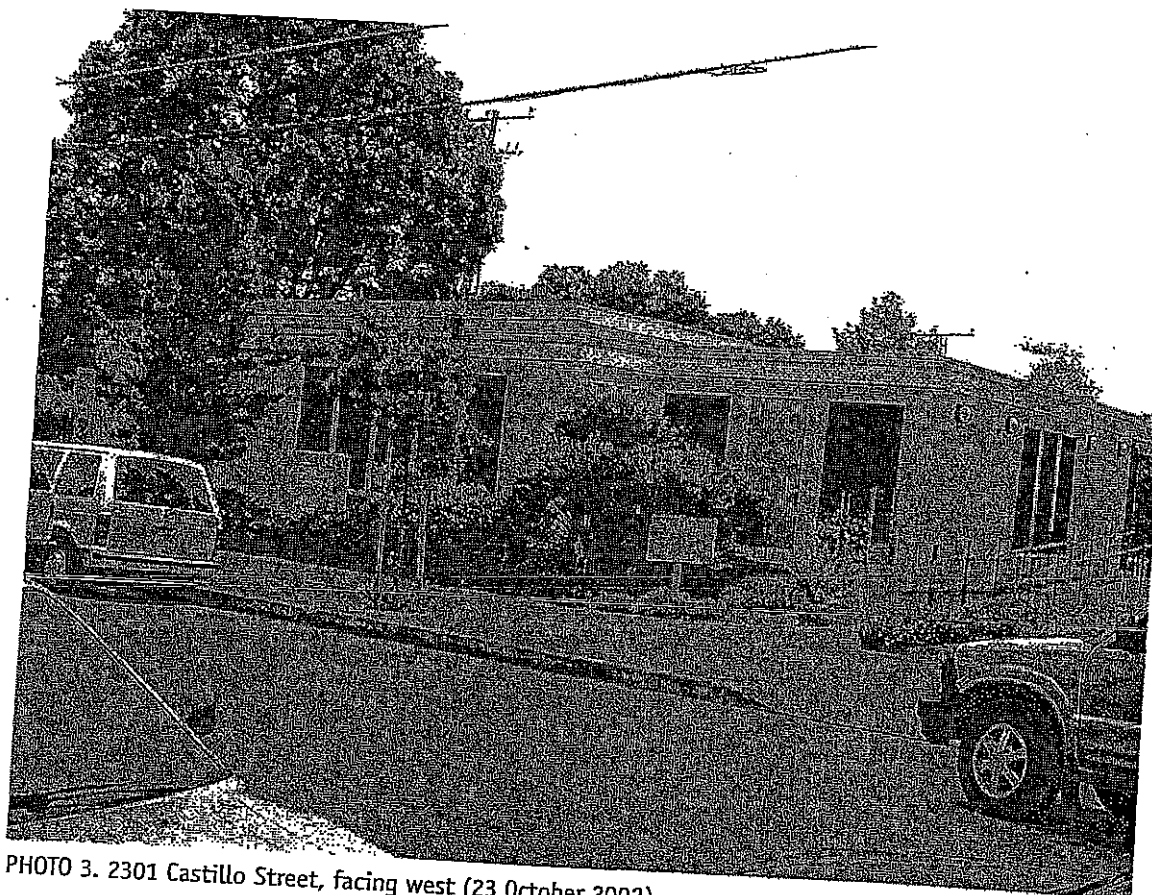


PHOTO 3. 2301 Castillo Street, facing west (23 October 2002)

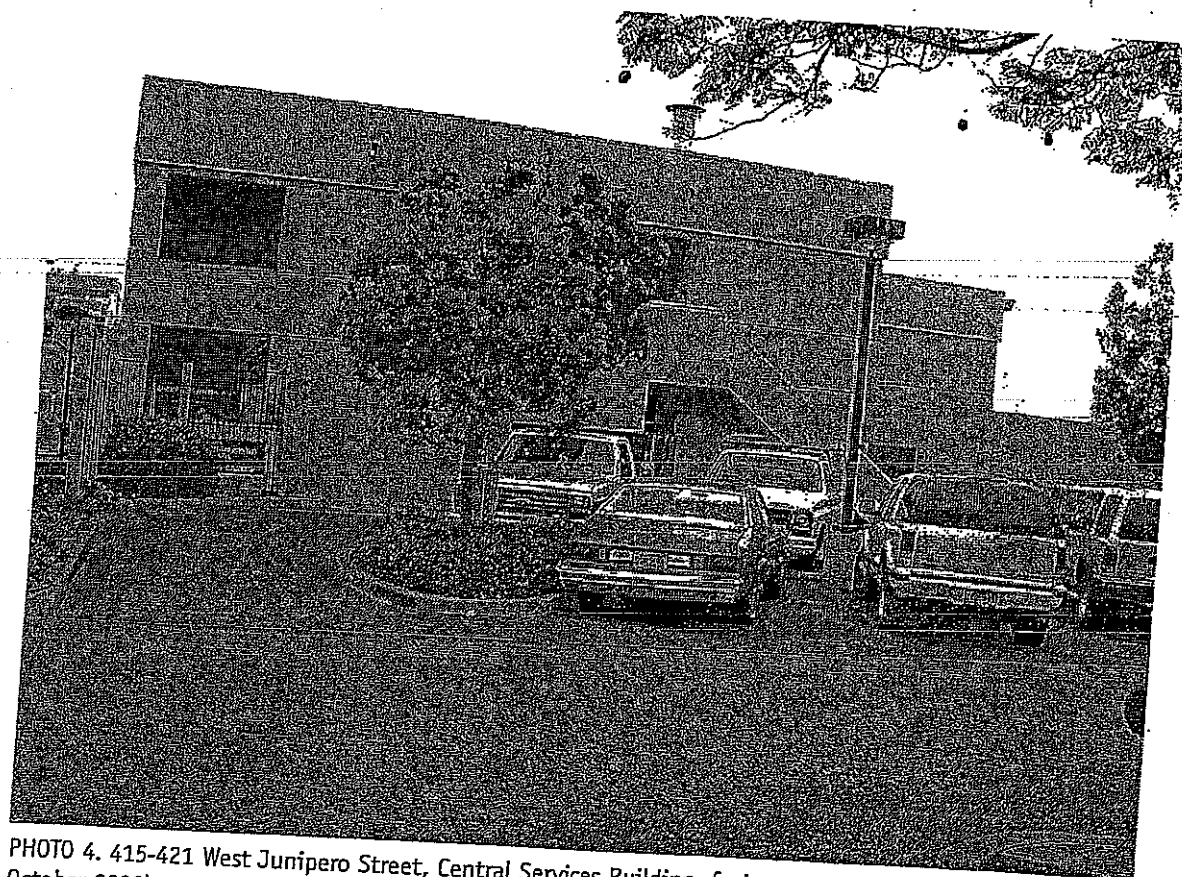


PHOTO 4. 415-421 West Junipero Street, Central Services Building, facing south (23 October 2002)

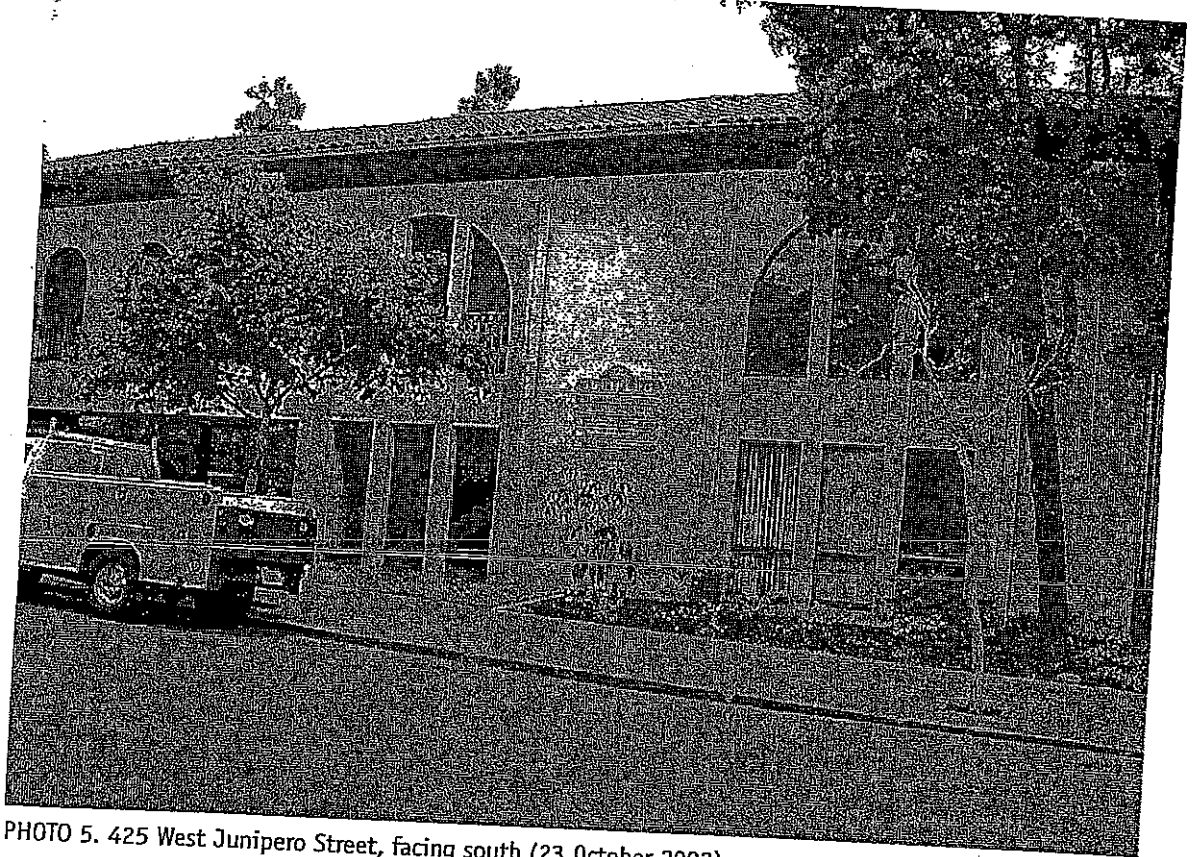


PHOTO 5. 425 West Junipero Street, facing south (23 October 2002)

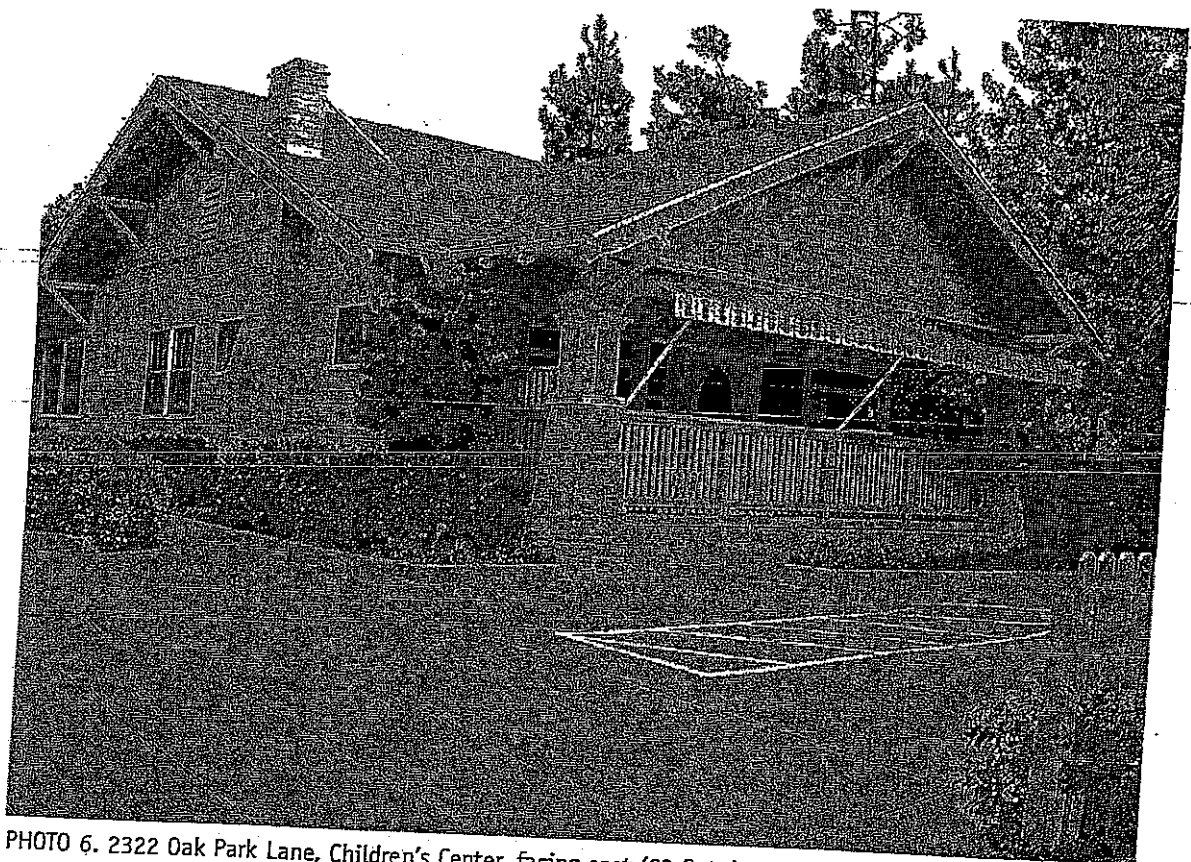


PHOTO 6. 2322 Oak Park Lane, Children's Center, facing east (23 October 2002)

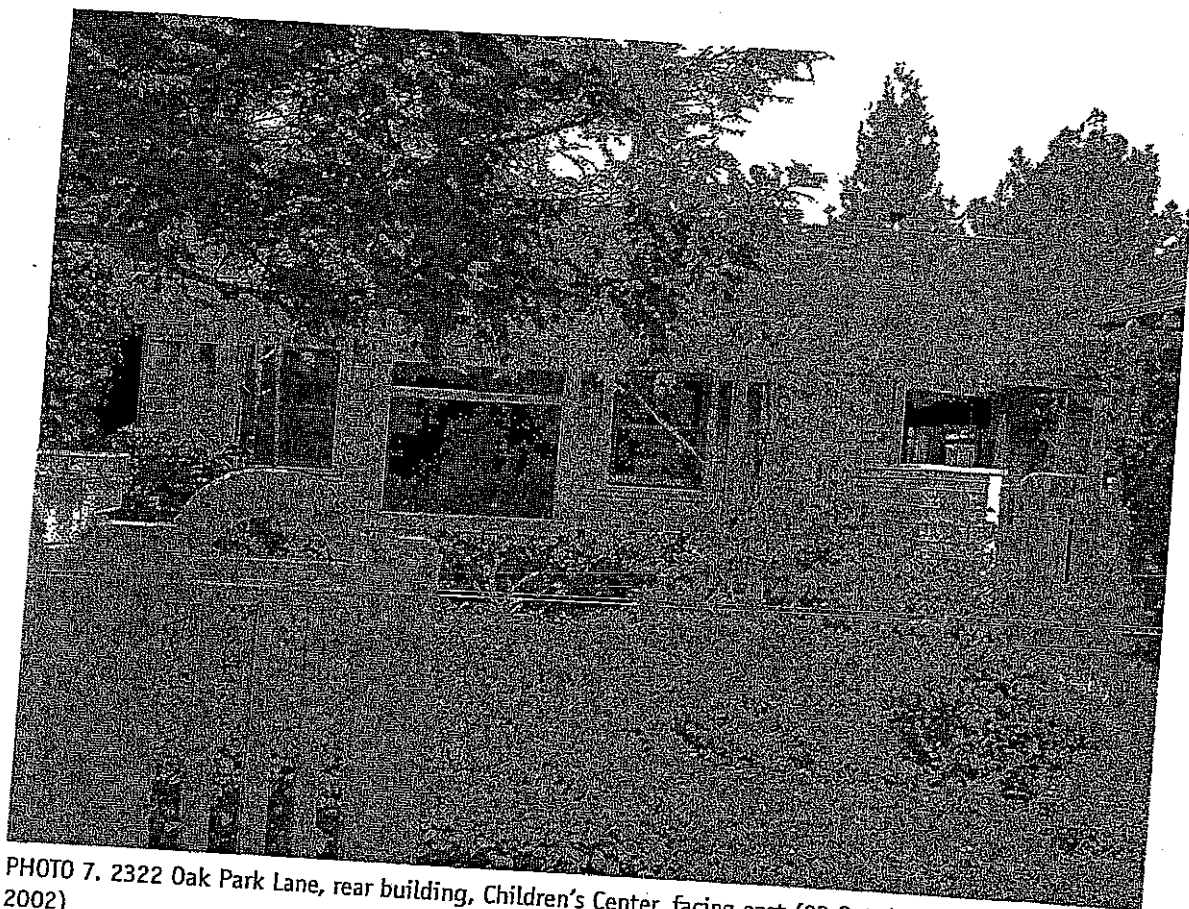


PHOTO 7. 2322 Oak Park Lane, rear building, Children's Center, facing east (23 October 2002)

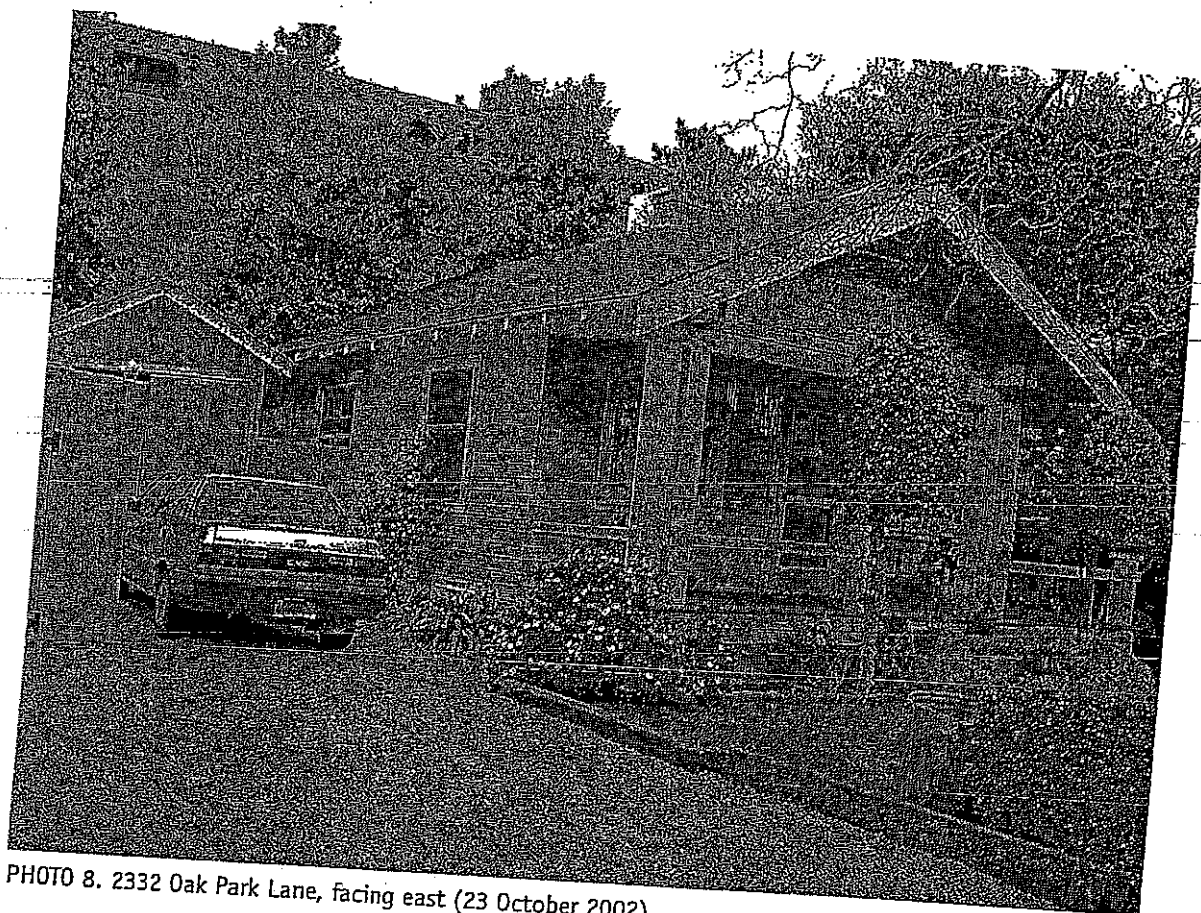


PHOTO 8. 2332 Oak Park Lane, facing east (23 October 2002)

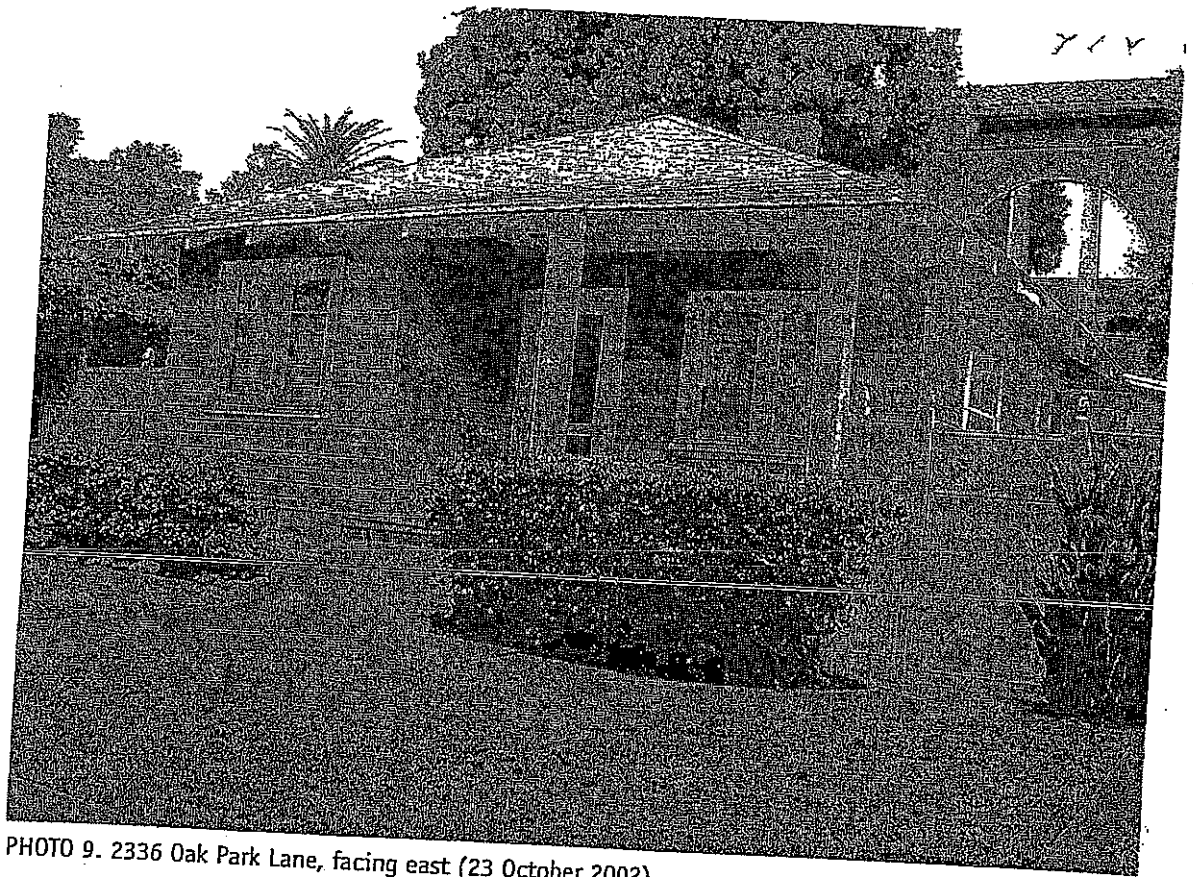


PHOTO 9. 2336 Oak Park Lane, facing east (23 October 2002)

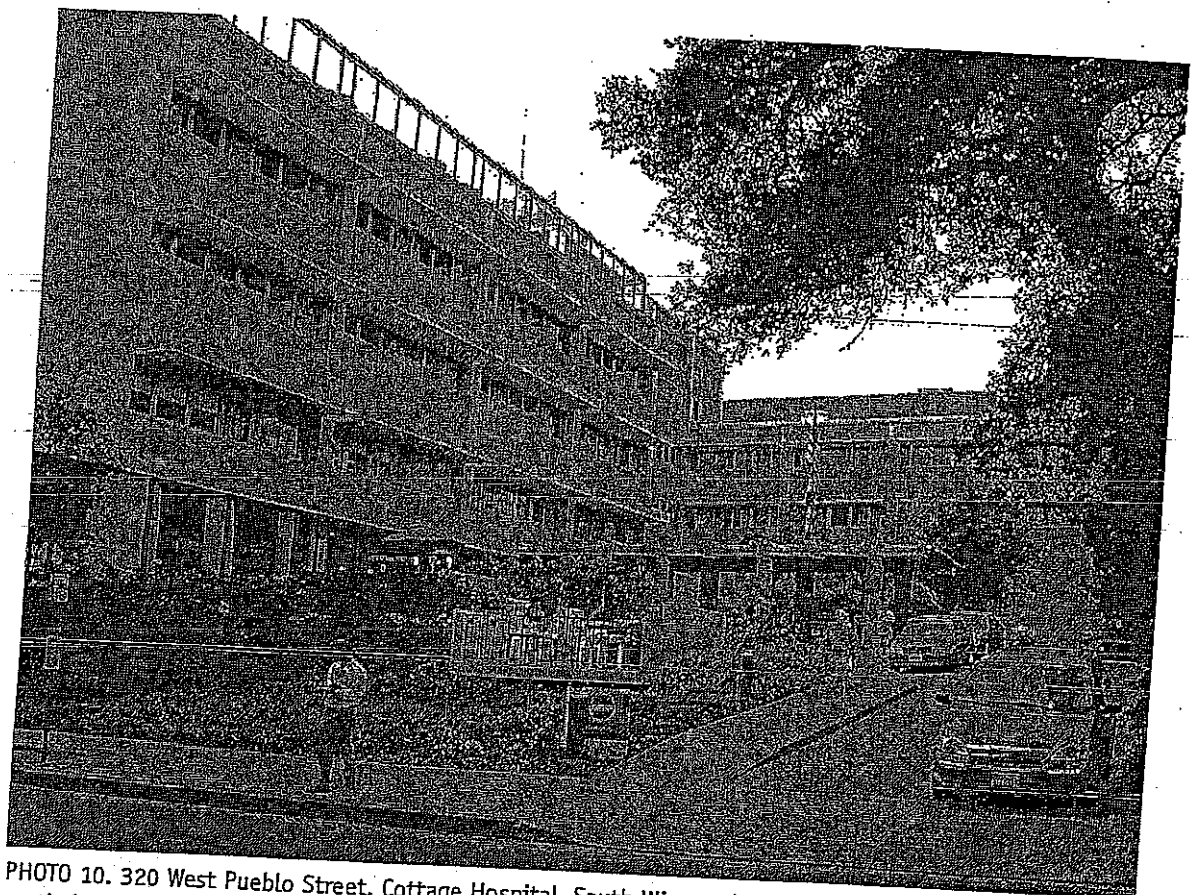


PHOTO 10. 320 West Pueblo Street, Cottage Hospital, South Wing and Building K, facing north (23 October 2002)



PHOTO 11. 320 West Pueblo Street, Cottage Hospital, Reeves Wing, Moreton Bay Fig Tree, facing north (23 October 2002)

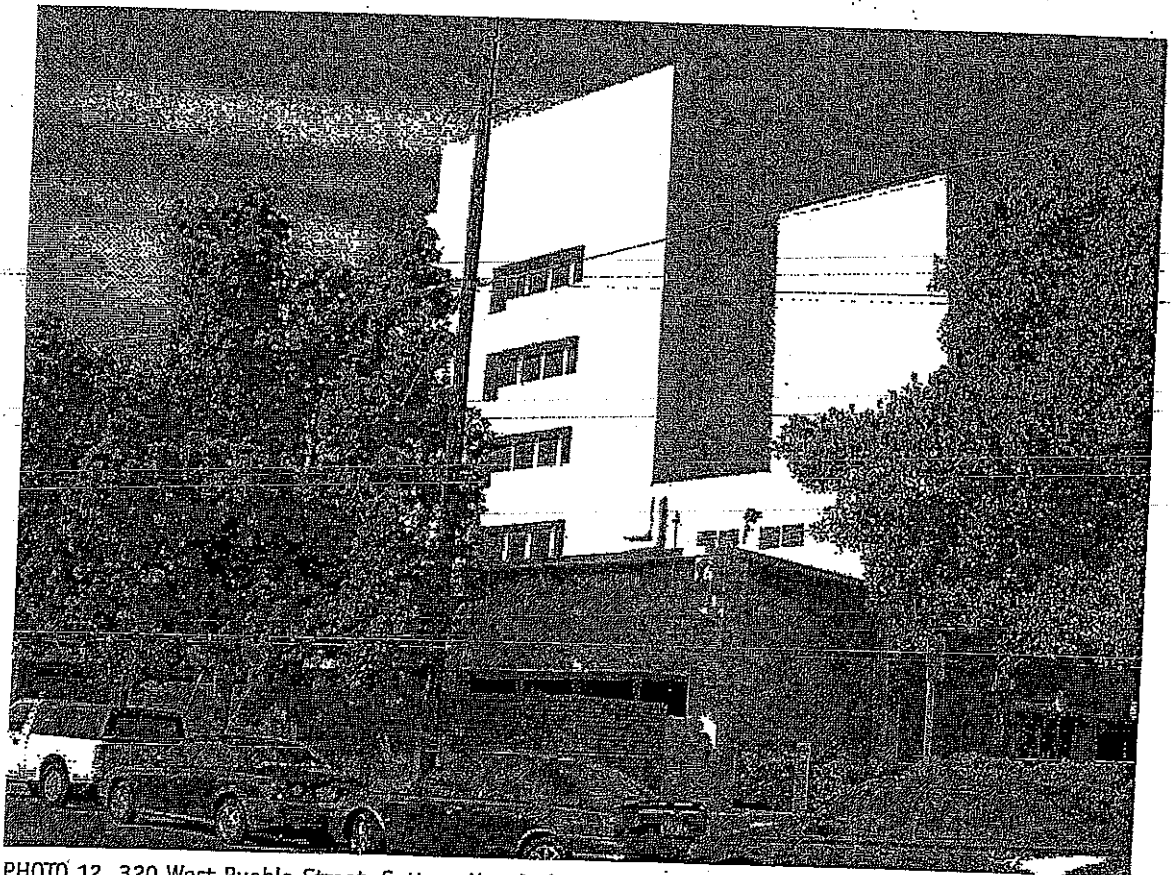


PHOTO 12. 320 West Pueblo Street, Cottage Hospital, Central Wing on Castillo Street, facing east (11 November 2002)

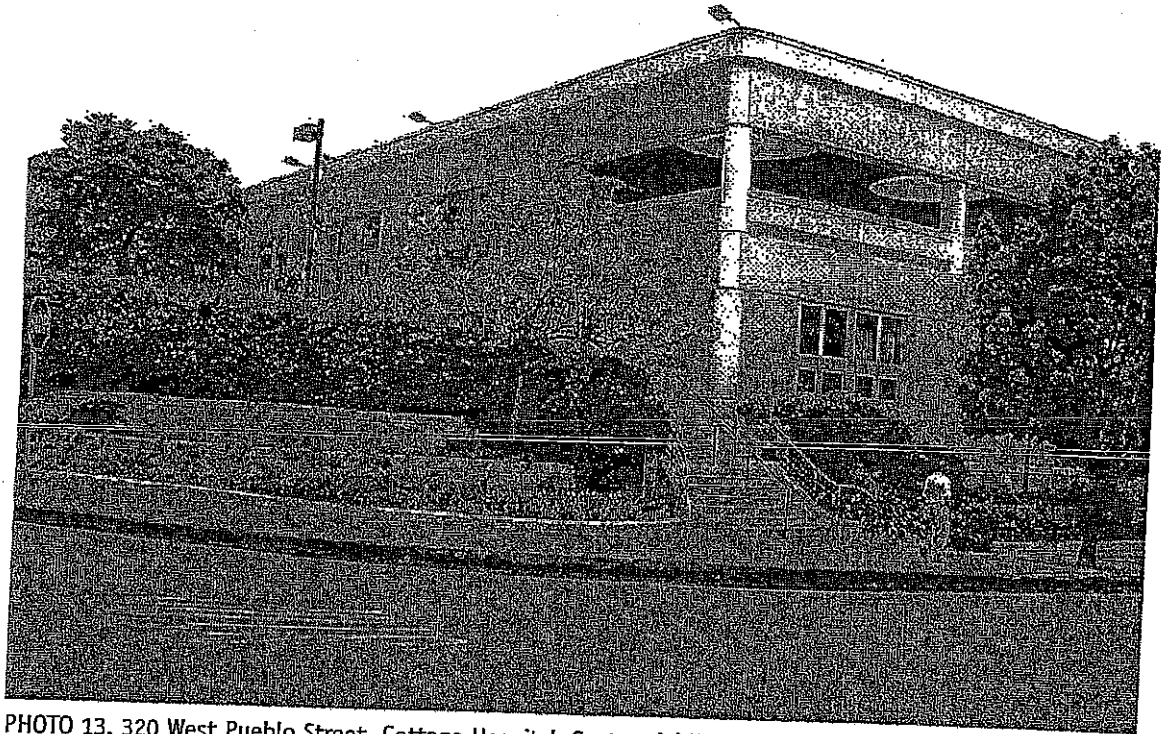


PHOTO 13. 320 West Pueblo Street, Cottage Hospital, Centennial Wing, on Castillo & Junipero streets, facing east (23 October 2002)

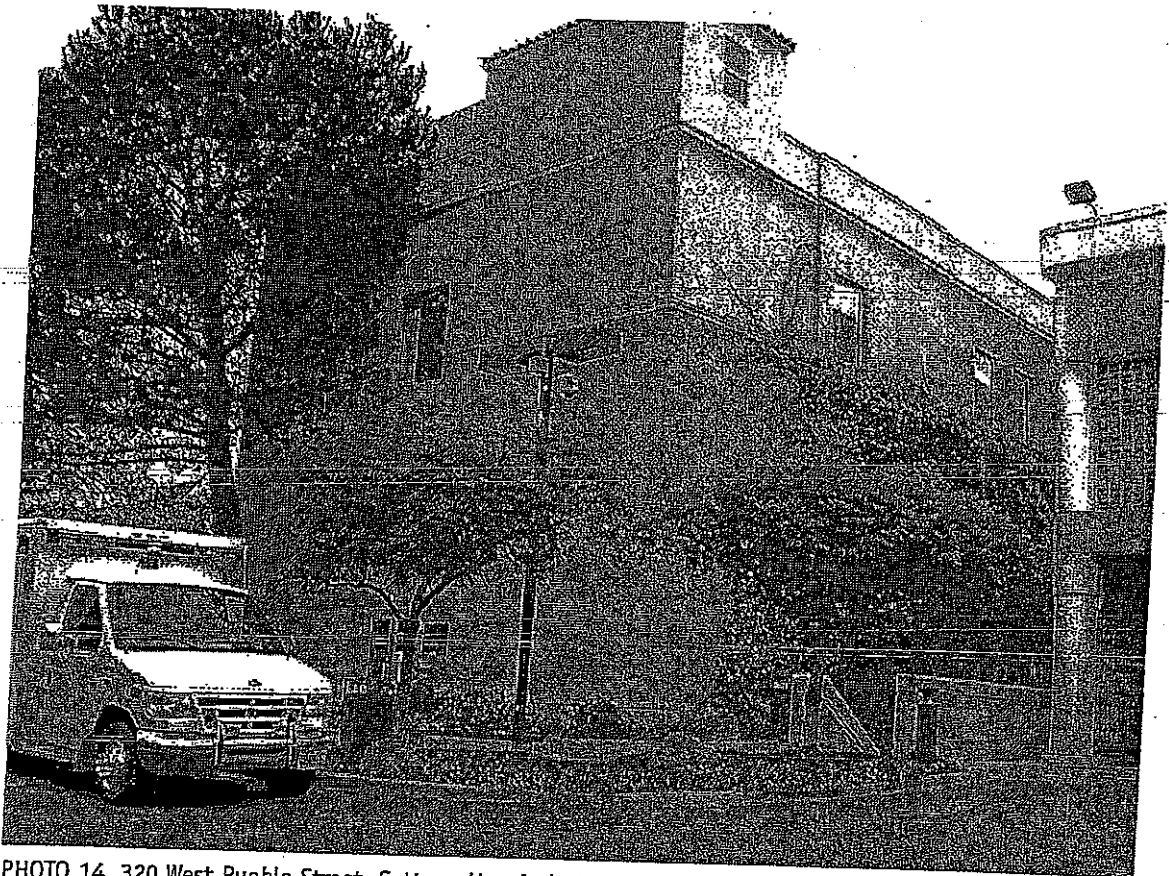


PHOTO 14. 320 West Pueblo Street, Cottage Hospital, North Wing on Junipero Street, facing south (23 October 2002)



PHOTO 15. 320 West Pueblo Street, Cottage Hospital, East Wing & Eye Center, on Bath at Junipero streets, facing west (23 October 2002)



PHOTO 16. 320 West Pueblo Street, Cottage Hospital, Eye Center Building, on Junipero at Bath, facing east (23 October 2002)

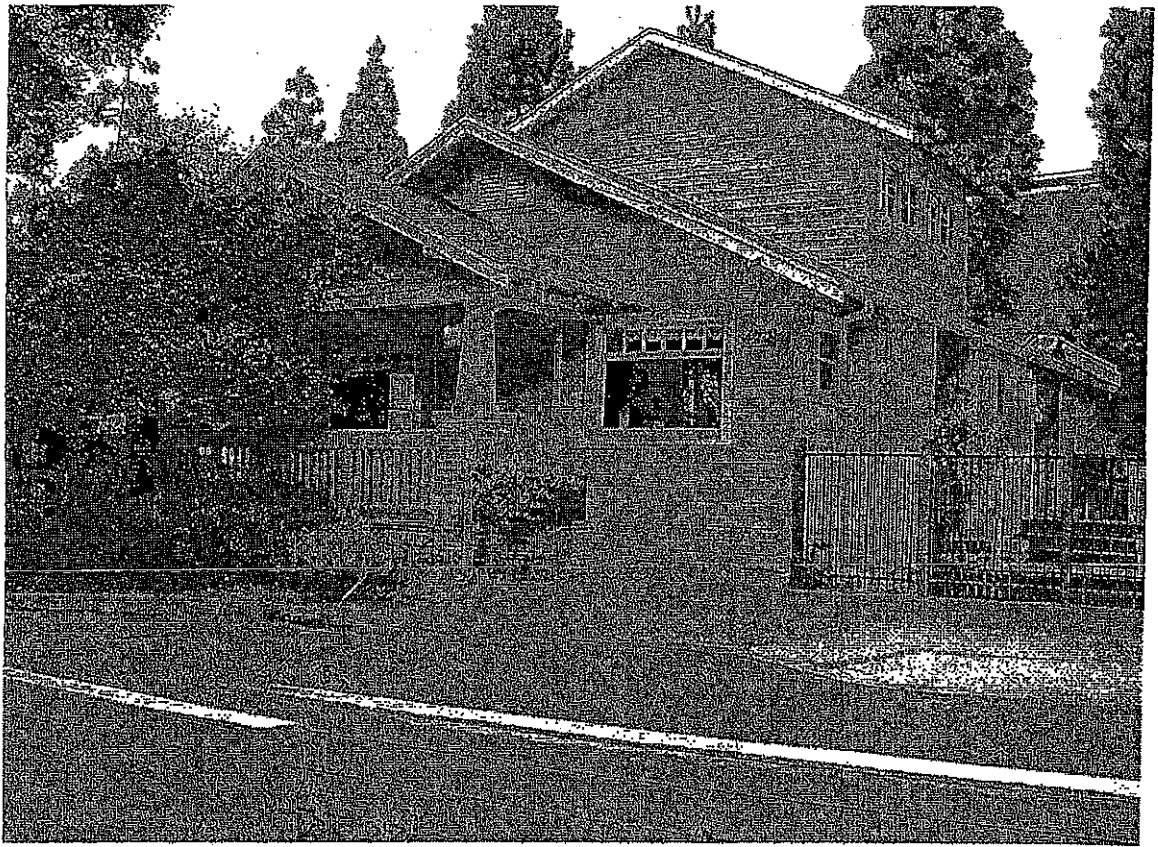


PHOTO 21. 418-422 West Pueblo Street, Children's Center, facing north (23 October 2002)

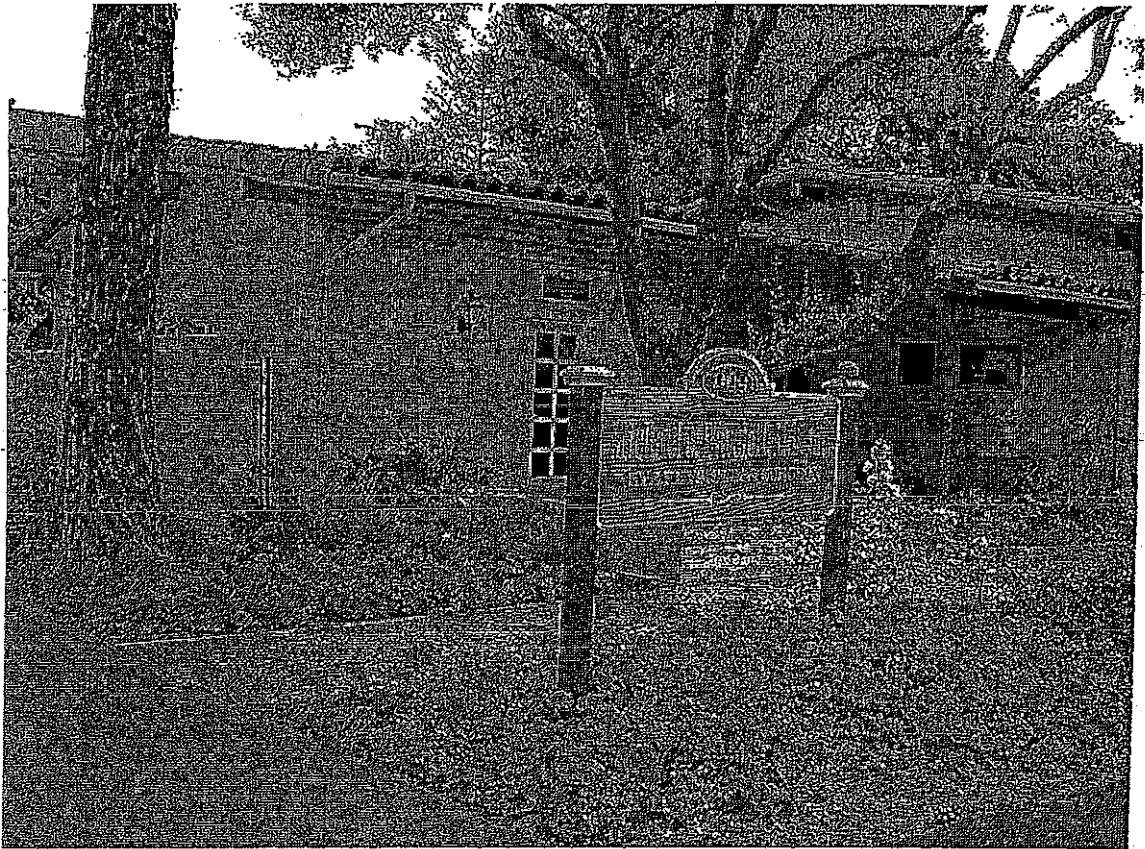


PHOTO 22. 419 West Pueblo Street, facing southeast (23 October 2002)



PHOTO 23. 427 West Pueblo Street, facing south (23 October 2002)

PRESERVATION PLANNING ASSOCIATES

October 23, 2003

Ms. Suzanne Elledge
Suzanne Elledge Planning & Permitting, Inc.
800 Santa Barbara Street
Santa Barbara, CA 93101

Re: Letter Addendum to "Historic Structures Report for the Cottage Hospital Master Plan" prepared by San Buenaventura Research Associates

Dear Ms. Elledge:

This letter is designed as an Addendum to the "Historic Structures Report for the Cottage Hospital Master Plan" prepared by San Buenaventura Research Associates. It is designed to address specifically the concerns noted in "Section I. Historic Structures Report" of the City of Santa Barbara's "Pre-Application Review Team Comments" of April 22, 2003, as well as further comments on the Letter Addendum found on page 6 of the "30-Day Development Application Review Team Comments" dated August 15, 2003.

1. Project Plans and Project Description:

The SBCH project is intended to comply with State Senate Bill 1953, which requires the seismic retrofit and/or upgrading of all acute care facilities in the state. The Plan involves the demolition of 233,170 sq. ft. of the existing main hospital building and Eye Center and all structures on the adjacent block bounded by Junipero, Castillo, Pueblo and Oak Park Lane for a total demolition of 270,705 sq. ft. Construction includes 415,000 sq. ft. of new hospital and a new Central Services Plant. The portion of Castillo Street between Pueblo and Junipero Streets is proposed to be closed to allow the new hospital construction. Two new parking structures are also proposed, one located behind the Knapp Building at 2400 Bath Street and a second parking structure at the southwest corner of West Pueblo and Castillo Streets. The project is proposed to be completed in seven phases through the year 2011.

The hospital is proposing the establishment of a new Hospital Area Specific Plan, which will specify allowable land uses and development standards for the hospital. The Specific Plan would apply to the "East" block bounded by Bath, Junipero, Castillo and Pueblo Streets, which is currently occupied by the main hospital building; the "West" block bounded by Castillo, Junipero, Oak Park Lane and Pueblo, which contains a number of support facilities and other uses; the Knapp Building and the Computer Services building property located at 2400 Bath Street would be included as the "North" Block of the Specific Plan; and the "South" Block would contain all the West Pueblo Street properties.

The SBCH proposal is also requesting that the City enter into a Development Agreement to ensure that once approved under the applicable planning and zoning regulations, SBCH can proceed with the project over the entire phasing term in accordance with land development

policies, rules and regulations in effect at the time of project approval. The Agreement is also intended to provide for periodic review of the project and applicable conditions and make modifications if necessary. It will also provide for consistency with development and environmental conditions, compliance with the mandates of the Alquist Seismic Safety Act and ensure that the project is carried out in a timely manner.

2. Criteria of Significance

The sixteen buildings to be affected by the project were reviewed by San Buenaventura Research Associates, using NRHP, CRHR, and City Landmark and Structure of Merit criteria (the report indicates on page 13 that there are 17 properties, but in reality there are only 16). The following evaluation in addition analyzes the six buildings identified as potentially significant, listed on page 14 of the report, using criteria 5 through 8 of the Master Environmental Assessment *Guidelines* which are as follows:

5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15064.5(a)(3)].

Criterion 5. "Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history." This criterion addresses the more intangible associations a community or specific ethnic group might have had with a building, those not readily apparent from looking at its architecture, and is closely related to the NRHP's Criterion A.

2400 Bath Street. This property meets the criterion for illustrating the broad pattern of Santa Barbara's social history, whereby the medical needs of Cottage Hospital for trained personnel were met by the many nurses who graduated from Knapp College of Nursing. This building is the single remaining element of Cottage Hospital from its historic period.

2322 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital. The owner worked at the Union Mill Company in downtown Chapala Street.

2332 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital. Built for a schoolteacher, Grace Knapp, it served as a rental property.

2336 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital. Built for a schoolteacher, Grace Knapp, who lived in it, it later served as a rental property.

320 West Pueblo Street. The site of Cottage Hospital meets the criterion for representing the broad pattern of medical history in Santa Barbara. However the actual buildings are new and not representative of the hospital's history and are not eligible under criterion 5.

401 West Pueblo Street. This property does not meet the criterion. It is a recent building without association to a traditional way of life important to the community or to broad patterns of history.

Criterion 6. "Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district."

2400 Bath Street. This property meets the criterion as a building with unusual Spanish Colonial Revival detailing on its main façade which enables the building to convey an important sense of its 1920s time and place.

2322 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital which contributes to the residential character of the neighborhood as one of three adjacent bungalows.

2332 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital which contributes to the residential character of the neighborhood as one of three adjacent bungalows.

2336 Oak Park Lane. This property meets the criterion as a neighborhood example of worker housing built in the early part of twentieth century around the hospital which contributes to the residential character of the neighborhood as one of three adjacent bungalows.

320 West Pueblo Street. The Cottage Hospital buildings do not meet the criterion, because as recent buildings they do not convey an important sense of time and place.

401 West Pueblo Street. This property does not meet the criterion, because it is a recent building which does not convey an important sense of time and place.

Criterion 7. "Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research." This criterion addresses those resources which have an added component of potential significance which might best be addressed by an historic archaeologist, ethnologist, folklorist, or cultural geographer.

2400 Bath Street. This property does not meet the criterion. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

2322 Oak Park Lane. This property does not meet the criterion. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

2332 Oak Park Lane. This property does not meet the criterion. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

2336 Oak Park Lane. This property does not meet the criterion. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

320 West Pueblo Street. The Cottage Hospital buildings do not meet the criterion, because they are not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

401 West Pueblo Street. This property does not meet the criterion. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

Criterion 8. "Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record". CEQA defines such a resource to be historically significant under this criterion if it meets the criteria for listing on the California Register of Historic Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852).

2400 Bath Street. This property meets the criterion because it is eligible for the CRHR according to the report.

2322 Oak Park Lane. This property does not meet the criterion because it is not eligible for the CRHR according to the report.

2332 Oak Park Lane. This property does not meet the criterion because it is not eligible for the CRHR according to the report.

2336 Oak Park Lane. This property does not meet the criterion because it is not eligible for the CRHR according to the report.

320 West Pueblo Street. This property does not meet the criterion because it is not eligible for the CRHR according to the report.

401 West Pueblo Street. This property does not meet the criterion because it is not eligible for the CRHR according to the report.

3. Eligibility Evaluation

Of the 16 properties on the project site described in Section 5, the following eight properties are not eligible for the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or as City Landmarks or Structures of Merit because they are not 50 years old. Properties not yet 50 years old may still be considered significant if they can be found to be "exceptional", either because of rarity, design value, strong associative value to the community, or stature of architect. However, none of the properties listed below falls into the category of "exceptional" under the above definition of same.

1. 415-417-421 West Junipero Street (1983-84)
2. 425 West Junipero Street (1971-72)
3. 320 West Pueblo Street (1962)
4. 410-414 West Pueblo Street (1986-87)
5. 411 West Pueblo Street (1984)
6. 417 West Pueblo Street 1962-63)
7. 419 West Pueblo Street (1964-65)
8. 427 West Pueblo Street 1979-1980)

The following two buildings are not eligible for the National Register of Historic Places, the California Register of Historic Resources, or as City Landmarks or Structures of Merit because although they are over 50 years old, their integrity has been destroyed by later alterations:

1. 2301 Castillo Street (1919, alterations in 1959, 1967-68, 1995)
2. 418-422 West Pueblo Street (1923, remodeled in 1980-81)

4. and 5. Assessment of Historic Structures/Sites

Under Assessment of Historic Structures/Sites in Section 7, the following evaluations are made:

2400 Bath Street (Knapp Building). This property is eligible for listing on the NRHP and the CRHR, and is eligible for designation as a City of Santa Barbara Structure of Merit. Given that it is eligible for the NRHP, it is unclear why this building would not qualify as a City of Santa Barbara Landmark rather than the lesser designation as a Structure of Merit. It is my professional opinion that the building qualifies as a City Landmark.

2322 Oak Park Lane. This property is not eligible for the NRHP, the CRHR, or for designation as a City of Santa Barbara Landmark or Structure of Merit.

2332 Oak Park Lane. This property is not eligible for the NRHP, the CRHR, or for designation as a City of Santa Barbara Landmark or Structure of Merit.

2336 Oak Park Lane. This property is not eligible for the NRHP, the CRHR, or for designation as a City of Santa Barbara Landmark or Structure of Merit.

320 West Pueblo Street. The Fleischmann Wing of Cottage Hospital is not eligible for the NRHP or the CRHR. The stone curbs are not eligible for the NRHP, the CRHR, or for designation as a City of Santa Barbara Structure of Merit. The hospital site, listed as a Potential Historic Structure/Site in Appendix C of the Master Environmental Assessment, is eligible for

designation as a City of Santa Barbara Site of Merit. The Moreton Bay fig tree is eligible as a City of Santa Barbara Structure of Merit or Object of Merit.

401 West Pueblo Street. This property is not eligible for the NRHP or the CRHR but is eligible for designation as a City of Santa Barbara Structure of Merit.

6. and 8. Reevaluation of Class 1 Impact for 401 West Pueblo Street

The evaluation of 401 West Pueblo Street in Section 7 of the Historic Structures Report dated January 20, 2003, by San Buenaventura Research Associates indicates that the building is not eligible for the NRHP or the CRHR. It is not eligible under their Criteria A or B. It is significant under Criterion C, for its association with the style of Frank Lloyd Wright, but because it is not yet 50 years old, it must achieve an "exceptional" rating under Criterion C for its architect or architectural style to be considered significant. The report indicates that a case for exceptionalness cannot be made from the Frank Lloyd Wright connection, and therefore the building is not eligible for the NRHP or the CRHR.

The building is not listed as a Potential Historic Structure/Site in Appendix C of the Master Environmental Assessment. The report indicated that it is eligible as a City of Santa Barbara Structure of Merit as a "very good and unaltered example" of the work of Howell and Arendt which was inspired by the work of Frank Lloyd Wright.

The mitigation measures listed for the building include relocation and documentation with photographs and measured drawings; however, the conclusion is that in spite of these mitigations, the proposed demolition of 401 West Pueblo Street would constitute a Class I impact. At issue here is the interpretation of CEQA concerning the instances in which demolition is or is not considered an appropriate mitigation. In the past, photographic and archival documentation has been considered an acceptable mitigation prior to demolition of an historic resource. According to the recent CEQA legislation, however, documentation does not always mitigate an adverse impact to a less than significant level (Section 15126.4 (b)(2)) and the residual historic impact would be significant (a Class I impact under CEQA thresholds). This change came about because of a recent court case (League for Protection of Oakland's Architectural and Historical Resources v City of Oakland) in which the standard recordation mitigation was considered by the court to be inadequate and unable to reduce the effects of demolition to a less than significant level. Agencies were advised to re-evaluate their practices on historic resources mitigation.

CEQA is not assertive on this issue; its language states that "in some circumstances" documentation of a historic resource will not mitigate the effect to a point where clearly no significant effect on the environment would occur (Section 15126.4 (b)(2)). The language of the Oakland court case cited above is clearer, stating that documentation is "usually" not adequate mitigation for demolition.

However, to determine what cases "in some circumstances" might refer to, it is useful to use the level of significance of the building as a criterion to determine whether documentation is going to have a Class I or a Class II impact. The Historic Structures Report references this by saying that a "logical resolution of the language in the CEQA Guidelines is to consider the level of

eligibility of the property as well as by what means it derives its significance" (page 22). If the building at 401 West Pueblo Street had been evaluated as eligible as a City Landmark because of its exceptional architectural style, then a case could be made that documentation alone would not reduce significant impacts to a less than significant level. At this level of significance, the mitigation measure of project redesign to include the building in the proposed project, or the relocation of the building would make sense. However, a case has not been made for its exceptional significance, nor was it evaluated at a level higher than Structure of Merit. In previous reports prepared by architectural historians for City projects, buildings at the level of Structure of Merit proposed for demolition have used the mitigation of documentation to bring the impacts to a less than significant level. It is my professional opinion that because a case cannot be made for the exceptional significance of this building, but rather it is significant at the level of Structure of Merit, the proposed demolition is a potentially significant impact that can be reduced to a less than significant level through mitigation measure 1b.

7. Effects of Proposed Changes on other Historic Properties or Historic Visual Character of the Neighborhood

The area around the hospital historically was a working class neighborhood filled with small bungalows and cottages dating from 1910 to 1930. The construction of the Sansum Clinic in 1948 and the expansion of the hospital in the 1960s changed the residential face of the neighborhood. The block most altered by this expansion was the "West" block bounded by West Pueblo, West Junipero, and Castillo Streets and Oak Park Lane, where the hospital removed all but four bungalows to construct medical facilities. The south side of West Pueblo Street between Oak Park Lane and Castillo Street was also affected, as the houses were replaced with medical buildings.

This alteration from residential to office use has spilled over as well onto the north side of West Junipero Street and the west side of Oak Park Lane in the 2300 block, where the houses have been replaced with medical office buildings and two-story stucco apartment buildings. With few exceptions, the remaining cottages along these streets have been converted to medical offices. Therefore the historic visual character of the neighborhood has been compromised.

The one remaining area which retains the flavor of the earlier historic residential neighborhood is the small enclave of cottages and their garages along Parkway Drive, a small dead-end street off Los Olivos Street adjacent to the proposed Pueblo Street garage.

Three properties in the area surrounding Cottage Hospital are individually listed on the Potential Historic Structures/Sites List in Appendix C of the Master Environmental Assessment: 2205, 2214, and 2323 Oak Park Lane. Of these, 2323 has been demolished and replaced with a medical office building, 2205, a Spanish Colonial Revival residence built in 1924, is part of a streetscape of small cottages, and 2214, a bungalow built in 1925, is flanked by stucco apartment buildings. Both of these are small houses which possibly could qualify as Structures of Merit because of their streetscape presence. 2205 is on the west side of the street in an area which will not be affected by the proposed buildings. 2214 is buffered by the houses along Parkway Drive, and will not be affected by the proposed West Pueblo Street garage.

The proposed plan for the West Pueblo Street garage, as shown on Sheets PK 1.21 and PK 3.21, dated October 15, 2003, indicates that there is sufficient setback from the Parkway Drive houses so that there will not be an impact to the potential historic neighborhood. The Day Care Center abutting the garage on the south side and adjacent to the Parkway Drive houses to the south and west, as shown on Sheets A30, A31, and A32, dated October 20, 2003, consists of three one-story bungalows which are compatible in scale, massing, and design with the existing houses along Parkway Drive and Los Olivos Street. The garage rises to two stories behind the Child Care center, at distances of 72' to 84' from the Parkway Drive houses, and to three stories beyond a non-historic stucco box apartment on Oak Park Lane. Because the proposed buildings adjacent to the Parkway Drive houses are compatible in massing and style to the existing houses, and because the two-story portions of the garage are of sufficient distance from the existing houses, the proposed garage will not have a significant adverse impact on the historical visual character of the neighborhood.

Because the proposed West Pueblo Street garage will not have a significant adverse impact on the neighborhood, no mitigation measures are required.

The Knapp building is eligible for listing on the NRHP and the CRHR, and for designation as a City of Santa Barbara Structure of Merit or Landmark. The proposed plan for the garage behind the Knapp Building, as shown on Sheets PK1.11, PK3.11, and PK 4.11, dated October 15, 2003, indicates that the existing low wall on the rear (east side) of the building will be removed, and the existing narrow courtyard will be extended through grading of the existing parking lot. This new courtyard will be landscaped. An 8' high landscaped wall at distances from 29' to 33' 7" from the rear wall of the Knapp building will provide the western edge of this courtyard, serving to both separate the parking lot from the landscaped courtyard and conceal the cars. The garage at its closest distance to the Knapp building, between the corner of the southeast wing and the tower wall of the garage, will be 19', and at its farthest distance will be approximately 116'. The average distance from the main segment of the Knapp building is 100'.

The initial conceptual plan for the proposed garage had a two-story bay extending within the courtyard formed by the wings of the Knapp building, which caused my recommendation in the previous Addendum letter that the proposed garage should be moved back at least 45' from the rear walls of the main building and its wings to allow a sufficient visual separation of the garage and the historic building. The comment more specifically should have stated that the garage should be moved back at least 45' from the rear wall of the main building and the *side* walls of the wings. The proposed plan, by removing that bay from the design and moving the garage itself back an average of 100' from the Knapp building, allows sufficient separation to satisfy my recommendation, even though the distance of the rear wall of the southeast wing to the garage is only 19'.

The proposed new courtyard, wall, and siting of the garage as noted on the site plan will not have an adverse impact on the Knapp building. The new work is differentiated from the old and will not destroy historic materials, features, and spatial relationships that characterize the property; in fact the courtyard extension is beneficial in that it will make a greater separation between parking and the historic building than exists today. Although the garage is large, because of its setback from the Knapp building, it is compatible with the size, scale and proportion, and massing of the existing building.

In terms of compatibility of the garage with the historic materials and features of the Knapp building, it is recommended that the Spanish Colonial Revival design elements, such as use of sandstone, wrought iron, and balconies, on the garage be simplified to not compete with the plain facades of the rear of the Knapp building.

Because the proposed Knapp garage will not have a significant adverse impact on the adjacent historic resource, no mitigation measures are required.

The bungalow at 2322 Oak Park Lane, the present Child Care facility, is a particularly fine example of the Craftsman style, with its broad front porch, knee braces and brick porch posts and chimney with clinker brick detail. A strong recommendation is to explore the feasibility of relocating this bungalow either on-site or off-site.

8. Analysis of 2209-2211 Castillo Street

At the time the San Buenaventura Research Associates Report of January 20, 2003 was being prepared, Cottage Hospital had not acquired the property at 2209-2211 Castillo Street. This property is now owned by the hospital, and therefore an evaluation of it is included below.

The duplex Craftsman-style bungalow at 2209-2211 Castillo Street is a one-story rectangular building featuring a low-pitched side-gabled roof which dominates the front façade. It is set back from the sidewalk and has two concrete paths leading to the two front entrances and a dirt path which leads to a small one-car flat-roofed wood garage at the rear of the property. The asymmetrical façade has a large picture window on the left flanked by two casement windows, and a small front porch shaded by a wood trellis on the right, which leads to the wood front door flanked by a wide double-hung window and a smaller double-hung window. A second porch extends from the south side, providing access to the second front door, of wood with four small glass upper panes.

The windows on the north, south, and west sides include double-hung windows and sliding windows in wood surrounds. A key feature of all the double-hung windows are their multi-paned transom windows, a typical Craftsman detail. Other typical Craftsman details present in this house are the broad gable, widely-overhanging eaves supported on knee braces, open rafters with flush cut rafter tails, staggered-butt shingles, trellis over the front porch, and wood entry doors with small glass upper panes. Further decorative elements of the house are the long narrow window boxes supported on brackets which are found under a number of the larger windows.

The duplex was constructed in 1916-1917 for Annie W. Wilson. Other residents included Steven Hicks (1927-1940) and Don Anderson (1965-1985). From 1986 to 1990, David Coffee lived at 2209 and Randy Maseda at 2211 (Western Points. "Phase 1 Archaeological Resources Report for Proposed Development of the Santa Barbara Cottage Hospital Master Plan, City and County of Santa Barbara, California": 18, 21).

This house is similar in age and significance to the three bungalows at 2322, 2332, 2336 Oak Park Lane, and its significance evaluation is the same as the evaluations of these three houses presented on pages 15-18 in the report by San Buenaventura Research Associates. It does not meet the criteria for listing on the National Register of Historic Places or the California Register of Historic Places. It does not meet the criteria for listing as a City Landmark or Structure of Merit. It is eligible under Criterion 5 and 6 of the Master Environmental Assessment *Guidelines* as a neighborhood example of worker housing built in the early part of twentieth century. It is not eligible under Criterion 7 because it is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research. It is not eligible under Criterion 8 because it is not eligible for the CRHR.

The house will be demolished as part of the parking garage/daycare center project. Because it is not considered an historic resource, there will be no significant impacts, and no mitigation measures are required.



2209-2211 Castillo Street. Facing west. June 2003. A. C. Cole

If you have any questions, please do not hesitate to call me at 969-4183.

Sincerely,

Alexandra C. Cole

PRESERVATION PLANNING ASSOCIATES

October 24, 2003

Ms. Irma Unzueta, Project Planner
City Planning Division
630 Garden Street
Santa Barbara, CA 93102

Re: 320 W. Pueblo/Cottage Hospital (MST2003-00152) Historic Structures Report

Dear Ms. Unzueta:

Enclosed is a Historic Structures Report for the Cottage Hospital Master Plan, prepared by San Buenaventura Research Associates and dated January 20, 2003. Attached to it is an Addendum prepared by Preservation Planning Associates and dated September 16, 2003. The two documents should be reviewed together as a single report. The reason for the preparation of the Addendum was to expand the evaluation of all 17 properties on the project site to: (i) include criteria 5-8 in the City's *Guidelines for Archaeological and Historic Structures and Sites* document (Master Environmental Assessment or MEA); (ii) clarify certain points on eligibility statements (iii) add an evaluation of a cottage at 2209-2211 Castillo Street which was bought by Cottage Hospital after the original Historic Structures Report was written; and (iv) reevaluate the impact conclusions for the MRI Center building at 401 West Pueblo Street.

With respect to the structure at 401 West Pueblo Street, there are two different conclusions presented, one in the Historic Structures Report and one in the Addendum. Although the City's Pre-application team agreed that the MRI Center building at 401 West Pueblo Street was eligible for designation as a City Structure of Merit, it did not feel that the Historic Structures Report's conclusion - that the demolition of the building even with mitigations would remain a Class I impact - could be substantiated. Preservation Planning Associates reviewed San Buenaventura Research Associates' arguments for the level of significance of the building and came to the conclusion that Measures 1a and 1b on page 22 of the report would constitute sufficient mitigation to reduce the impact of demolition to a less than significant level. San Buenaventura Research Associates and Preservation Planning Associates conclude that the City may find, upon the adoption of the recommended mitigation measures contained in this report, that the adverse impact of the demolition of 401 West Pueblo Street is mitigated to a less than significant level.

If you have any questions, please do not hesitate to call me at 969-4183.

Sincerely,

Alexandra C. Cole

Alexandra C. Cole
Preservation Planning Associates

Mitch Stone

Mitch Stone
San Buenaventura Research Associates

M E M O R A N D U M

DATE: March 31, 2004

TO: Jill O'Connor

FROM: Nicole Pletka

SUBJECT: Peer Review of Cottage Hospital Cultural Resource Reports

Archaeological Documents

Two archaeological survey reports were reviewed; *A Phase 1 Archaeological Resources Report for Proposed Development of the Santa Barbara Cottage Hospital Master Plan* prepared by Western Points June 2003, and *Archaeological Resources Assessment and Treatment Plan for Site CA-SBA-3684: For Construction of a Child Care Center, Cottage Hospital Modernization and Seismic Compliance Plan* prepared by Western Points February 2004. Collectively, the surveys discussed in these reports cover the entire project area. In addition to reviewing these documents, the project site was visited on March 8, 2004.

One archaeological site, CA-SBA-3684, was discovered in the southern most portion of the study area. This prehistoric debitage scatter was found in exposed soil at parking lot 7. The full extent of the site could not be determined due to adjacent pavement. The only other archaeological materials were a few isolated pieces of cattle bone (probably historic in age) near 418-422 West Pueblo Street. Much of the study area could not be surveyed due to the presence of buildings, pavement, or dense vegetation.

Due to the presence of the resources discussed above and poor ground visibility, the recommended mitigation for the entire study area was archaeological monitoring. However, additional steps were recommended in the area where CA-SBA-3684 was discovered. It was recommended that a City-qualified archaeologist be on-site when vegetation and pavement is removed. After ground cover is removed, a Phase 2 archaeological testing program is implemented to determine the significance of the site. This testing should be monitored by a Chumash representative. Should the site be found significant, additional mitigation such as data recovery, will be necessary.

The Western Points reports were very thorough and the mitigation recommendations are appropriate. No additional archaeological surveys will be necessary unless the project description changes to include previously unsurveyed areas.

Historic Structures Reports

The peer review for the historic resources involved review of the *Historic Structures Report, Cottage Hospital Master Plan* prepared by San Buenaventura Research Associates January 2003 and two letter addendums to this report prepared by Preservation Planning Associates. One letter report was dated October 24, 2003 and the other was dated February 20, 2004. These letter addendums contain identical text, but the latter also includes photographs of a few potentially affected buildings. In addition to reviewing these documents, the project site was visited on March 8, 2004.

Collectively, these reports evaluate all 17 buildings located within the project area. A brief summary of the evaluation and mitigation recommendations for each building is given below.

2400 Bath Street, Knapp Building. This building meets the eligibility criteria for National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Santa Barbara City Landmark or Structure of Merit listings. In addition, it meets the requirements of criteria 5, 6, and 8 of the Master Environmental Guidelines. The mitigation recommendations for this buildings state that the "design of new buildings shall take into account the historic and architectural significance of the building...The new construction, particularly the new parking garage located to the rear of 2400 Bath Street, shall respect the historic property's materials, features, size, scale, proportions, and massing, subject to approval by the city for conformance to the Secretary of Interior Standards." In the letter reports however, Preservation Planning Associates felt that the design of the parking garage is setback from the Knapp building and it is compatible in size, scale, proportions, and massing. It was felt there was no potential for visual effects and no mitigation measures were recommended for the garage. It was recommended that the Spanish Colonial design elements be "simplified to not compete with the plain facades of the rear of the Knapp building."

The eligibility recommendations and proposed mitigation measures appear appropriate.

2301 Castillo Street. This building was constructed in 1912, but faced major alterations in 1959 and 1967. It does not meet the eligibility criteria for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings due to lack of integrity. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

415-17-21 West Junipero Street. Constructed in 1983-84, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

425 West Junipero Street. Constructed in 1971-72, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

2209-11 Castillo Street. This building, a residence, was constructed in 1916-17 and it meets the requirements of criteria 5 and 6 of the Master Environmental Guidelines. However, this residence does not meet the eligibility criteria for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. It was not associated with any important persons or events and it is a common architectural style. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

2322 Oak Park Lane. This building was constructed in 1912 and it meets the requirements of criteria 5 and 6 of the Master Environmental Guidelines. However, this residence does not meet the eligibility criteria for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. It was not associated with any important persons or events and it is a common architectural style. Therefore, no mitigation measures were recommended for this building. It was recommended that this building be relocated since it is a "particularly fine example of the Craftsman style."

The eligibility and mitigation recommendations are appropriate.

2332 Oak Park Lane. This building was constructed in 1913 and it meets the requirements of criteria 5 and 6 of the Master Environmental Guidelines. However, this residence does not meet the eligibility criteria for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. It was not associated with any important persons or events and it is a common architectural style. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

2336 Oak Park Lane. This building was constructed in 1913 and it meets the requirements of criteria 5 and 6 of the Master Environmental Guidelines. However, this residence does not meet the eligibility criteria for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. It was not associated with any important persons or events and it is a common architectural style. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

320 West Pueblo Street, Cottage Hospital. Due to lack of integrity, the Cottage Hospital buildings are not eligible for listing in the NRHP or the CRHR. In addition, it does not meet the requirements of criteria 5, 6, 7 or 8 of the Master Environmental Guidelines. Most of the hospital buildings were constructed within the last 40 years. The hospital site was found eligible as a Site of Merit as it is associated with important, local historical events and the heritage of the City. The buildings however are excluded from the significance of the site. Therefore, no mitigation measures were recommended for the Cottage Hospital buildings.

Associated with the hospital is a large Moreton Bay Fig that was planted in 1919. Because it is the only landscape feature to remain from the early hospital construction, it was found to qualify as a local object of merit. The recommended mitigation measure for the fig tree states that a "plan to protect the Moreton Bay Fig tree from damage during demolition and construction activities shall be produced by a qualified arborist."

The eligibility recommendations and proposed mitigation measures appear appropriate.

320 West Pueblo Street, Eye Center Building. Constructed in 1962, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

401 West Pueblo Street. At the time of evaluation, this building was not yet 50 years of age. The NRHP and CRHR eligibility determination for Criterion C states that "the building is a well - executed example of the idiom of Frank Lloyd Wright as designed by another architect...[but] it is difficult to build a case of exceptionalness" as would be required to find a building less than 50 years of age eligible. The evaluation implies that were the building 50 years old, it would be eligible for the NRHP and CRHR. In addition, it was found that it does not meet the requirements of criteria 5, 6, 7 or 8 of the Master Environmental Guidelines.

The building was found eligible for listing as a City of Santa Barbara Structure of Merit as one of the few examples of buildings inspired by Frank Lloyd Wright and as an unaltered example of the architectural firm of Howell and Arendt.

The final recommended mitigation measure for this building is photographic documentation with measured drawings completed in accordance with appropriate historic preservation standards. Documentation should take place "in coordination with the City, and under the direction of a qualified historic preservation professional. Other mitigation possibilities included relocation of the building or incorporation of the building into the proposed project. These measures were found not necessary as the building was not found eligible for the NRHP or the CRHR since it is not "exceptional."

The evaluation and mitigation measures for 401 West Pueblo Street need to be reconsidered. The findings were based on the fact that the building was not 50 years of age. At the present, the building is 50 years old and therefore "exceptionalness" no longer needs to be considered in the evaluation for listing in the NRHP or CRHR. Based on the previous evaluation, the building would now be eligible since it is 50 years old. Being eligible, documentation may not adequately mitigate the effects of demolition to less than significant levels.

410-414 West Pueblo Street. Constructed in 1986-87, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

411 West Pueblo Street. Constructed in 1984, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

417 West Pueblo Street. Constructed in 1962-63, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

418-422 West Pueblo Street. This building was constructed in 1923, but faced major alterations in 1931-48 and 1980. It does not meet the eligibility criteria for NRHP, CRHR, or the Santa Barbara City Landmark or Structure of Merit listings due to lack of integrity. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

419 West Pueblo Street. Constructed in 1964-65, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

427 West Pueblo Street. Constructed in 1979-80, this building is insufficient in age for NRHP, the CRHR, or the Santa Barbara City Landmark or Structure of Merit listings. Therefore, no mitigation measures were recommended for this building.

The eligibility and mitigation recommendations are appropriate.

Visual Effects. In addition to evaluating each building and providing mitigation recommendations, the letter addendums evaluate how some of the new buildings will affect the visual character of the surrounding neighborhood. Specifically, they assess potential visual effects of the proposed West Pueblo Street Garage, the Childcare Center, and the Knapp Garage. Due to the proposed locations and designs of these buildings it was found that these buildings would not change the visual character of the neighborhood. Lacking from the assessment of visual effects was the proposed new hospital. A qualified architectural historian should review plans of the proposed hospital building to ensure there will be no visual effects to the surrounding neighborhood.

The historic structures report and letter addendums were very detailed and little additional work will be required. As was discussed above, the eligibility and mitigation recommendations of 401 West Pueblo Street should be reconsidered and additional assessment of visual effects needs to be completed.